

Item Number: 14
Application No: 18/00150/FUL
Parish: Rillington Parish Council
Appn. Type: Full Application
Applicant: Dane Developments (Mr Neil Conner)
Proposal: Change of use and alteration of agricultural buildings to form 1no. 4 bedroom and 2no. 3 bedroom detached dwellings together with change of use, alteration and part demolition of existing outbuilding, steel framed barn and 2no. garage blocks to form domestic amenity and parking spaces and alterations to existing vehicular accesses.
Location: Church Farm Westgate Rillington Malton YO17 8LN
Registration Date: 9 March 2018
8/13 Wk Expiry Date: 4 May 2018
Overall Expiry Date: 23 May 2018
Case Officer: Niamh Bonner **Ext:** Ext 325

CONSULTATIONS:

Highways England	No objection
Countryside Officer	Recommends Condition
Parish Council	No objections
Public Rights Of Way	Recommend informative
Archaeology Section	No objection
Yorkshire Water Land Use Planning	No comments required
Environmental Health Officer	Recommend conditions

Neighbour responses: Mr Ben Manderson,

SITE:

This application site lies within the development limits of Rillington. The site lies immediately to the northwest of the A64 trunk road and currently contains a range of traditional farm buildings constructed from brick and clay pantiles, with one large steel framed agricultural building to the north of the site.

PROPOSAL:

Change of use and alteration of agricultural buildings to form 1no. 4 bedroom and 2no. 3 bedroom detached dwellings together with change of use, alteration and part demolition of existing outbuilding, steel framed barn and 2no. garage blocks to form domestic amenity and parking spaces and alterations to existing vehicular accesses.

HISTORY:

There are no planning applications considered relevant to the current proposal.

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 SP12 – Heritage

Policy SP14 - Biodiversity
Policy SP16 - Design
Policy SP17 - Managing Air Quality, Land and Water Resources
Policy SP19 - Presumption in favour of sustainable development
Policy SP20 - Generic Development Management Issues
Policy SP21 - Occupancy Restrictions

National Planning Policy Framework (NPPF) (2012)

Chapter 3. Supporting a prosperous rural economy
Chapter 7. Requiring good design
Chapter 12. Preserving and enhancing the historic environment.

APPRAISAL:

The main considerations within the determination of this application are:

- i. The principle of development
- ii. Character and Form
- iii. Impact upon setting of a Grade II Listed Building
- iv. Impact upon neighbouring amenity
- v. Impact upon protected species
- vi. Access and Highway safety
- vii. Other matters, including consultation responses.

i. The Principle of Development

Policy SP1 (General Location of Development and Settlement Hierarchy) notes that Rillington is a Service Village and is therefore a tertiary focus for growth within the Ryedale District. Policy SP2 (Delivery and Distribution of New Housing) indicates support for infill development within Service villages (which would not be subject to Local Needs Occupancy) and also the conversion of previously developed land and buildings within the development limits.

The applicant submitted information from a Local Estate Agent which confirmed that that “there is a strong demand for such properties.” This proposed development is therefore considered to accord with Policy SP1 and SP2 of the Ryedale Plan, Local Plan Strategy.

ii. Character and Form

This application site relates to a change of use of existing agricultural buildings to form 3 residential properties, each with associated garaging/storage space provided through the conversion of two former stables and an agricultural building. The new dwellings would not increase the scale of the existing buildings.

The Granary is a two storey traditional barn that will become a 3 bedroom dwelling. The application proposes the reuse of existing openings with the addition of three small new windows on the northern elevation and six roof lights. The existing traditional barn style openings on the northern would be retained with inset new openings.

The Haybarn is a two storey building that would provide a three bedroom dwelling and The Stables is a single storey building. These buildings would also require relatively limited alterations to the openings within the original building.

The submitted block plan indicates how the subdivision of the three dwellings would be undertaken. This incorporates the retention of existing low walling and the inclusion of 1.8m high close boarded fencing to delineate the site. The Stables and the existing Church Farm would be served by the proposed widened access to the east of the site, whereas The Haybarn and The Granary would be served by the western access.

It is however noted that no detail of the alterations to/repositioning of the brick wall along the western and eastern entrances has been submitted. It is considered necessary to seek further information and a relevant condition is recommended in the interest of preserving the character of the site.

Partial demolition will be required to both sides of the proposed garages abutting the main road. These would provide 3 off street parking spaces for The Stables and 2 off street parking spaces and a store for The Haybarn. It is considered that the partial demolition of these buildings to provide garaging is acceptable and will not harmfully impact upon the character of the traditional buildings. It is noted that the gable ends will be rebuilt using reclaimed brick, which is considered acceptable. New farm style garage doors openings would be provided in the location of the existing openings along the northern elevation of western building, which is considered acceptable, as is the retaining of the open bays along the along the northern elevation of the garaging to the east.

The Granary would be served by the existing more modern steel framed agricultural building to the north. The highest pitched roof element of the steel framed building would be lowered to provide a more modest roof form. This building would facilitate car parking and additional storage. It is considered that the partial demolition of this building would render it more modest in scale and therefore would remain appropriate within the setting of the site, which retains a rural character. The off street parking spaces provided for The Granary within the large agricultural building are not specifically denoted, however it is considered that this area would be sufficient to acceptably accommodate the off street parking requirements for this property.

Currently all the brick built farm buildings appear in good repair, however if any repairs are undertaken or new materials that are not reclaimed from the existing materials on site, a condition will be recommended that details and samples of any new materials to be used within these repairs shall be submitted to the Local Planning Authority in advance of works being undertaken.

It is considered that the proposed design would result in modest alterations to the existing traditional buildings, using appropriate materials and therefore this proposal would not detract from the character of the traditional buildings. It is further considered that the alterations to the more modern farm building would present an enhancement to the appearance of the site.

A condition is recommended to require details of all proposed new joinery at the site and all roof lights will be conditioned to be top hung conservation roof lights.

No specific landscaping is proposed and this is considered acceptable given the existing open nature of the farmyard, which is characterised by hard surfacing. Each dwelling is considered to have an acceptable level of amenity space.

It is considered that subject to the recommended conditions, the proposal satisfies the requirements of Policy SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iii. Impact upon the setting of a Grade II Listed Building

Church Farm House is a Grade II Listed Building located to the west of the site. Following a site visit and review of the proposal, it was concluded that the proposal was required to be advertised as affecting the setting of the Grade II Listed Building. This has been done and the advertisement expires on the 23rd May 2018.

The Case Officer has discussed the application with the Council's Conservation Specialist. The Conseravtion Specialist confirms that in her view, the proposed development by virtue of the new internal boundary treatments will have some effect upon the open setting of the listed building. However this does not result in significant harm or result in an objection to the proposed development. It is noted that the proposed widening of the eastern access would itself, open the views of the listed building from within the street scene.

The Conservation Officer's full consultation response will be provided to members either in written form within the Late Pages or as a verbal update at the committee meeting.

iv. Impact upon Neighbouring Amenity

A letter of objection has been received from the occupiers of the neighbouring property to the west, 14 Westgate. This property directly adjoins the application site.

The letter identifies the following summarised concerns:

1. Visibility to the main access adjoining the A64. The farmer has requested that the occupier of 14 Westgate cuts back his hedge.
2. Pedestrian safety. The public right of way runs directly through the main entrance proposed and concerns over safety of their children.
3. Increased volumes of traffic will be dramatically increased. Concern over single panelled fence between property and main access route feels vulnerable.
4. Occupiers of 14 Westgate have recently obtained planning permission of an extension, this will result in their dwelling being even closer to the traffic entering the site along the main access route.
5. The proposed plans for the Granary would incorporate a window within the western elevation serving a bedroom that would look directly into their house/garden, creating privacy issues.
6. The southern elevation to the granary proposed three velux windows and it is unclear whether these are fixed or opening, further creating privacy issues.
7. Concerns regarding the footpath leading access the main entrance proposed. This could cause safety concerns as the A64 is already a main road with a high volume of traffic and the existing speed limit is not always adhered to.

Of these objections points 5 and 6 will be addressed in this section, points 1 to 4 and 7 will be addressed in Section vi of this report.

The consultation response notes concerns solely in relation to The Granary. However Officer's have considered all buildings to judge whether any additional loss of privacy is likely to arise.

The proposed development would incorporate the residential buildings of The Haybarn, located at a distance of c4m from the boundary of 14 Westgate, The Granary located at a distance of c5.4 m from this boundary and The Stables positioned at a distance of c26m from this boundary.

It is considered that the proposed development would not result in any enhanced levels of overshadowing or loss of light, given the limited alterations to the existing buildings. The conversion of The Stables would result in no impact to residential amenity by virtue of loss of privacy being experienced by the occupiers of 14 Westgate, due to its positioning. The Haybarn incorporates no openings within the side (western) elevation and it is considered that at first floor level, the roof lights within the southern elevation would result in no harm to amenity. This is because the relationship of this building with no. 14 Westgate would result in no direct overlooking being experienced.

Given the setback positioning of The Granary within the site, it is considered that some overlooking could potentially be experienced by the occupiers of 14 Westgate if this building is approved for residential use. Therefore contact was made with the agent and revised plans were received to address these potential issues. These revised plans incorporated alterations to safeguard the privacy of this adjoining property, including the obscure glazing of the sole window within the western elevation and its hinging from the right hand side of the window frame. The closest two windows at first floor level within the southern elevation serving the bathroom and hall would also be obscure glazed.

A cross section has been received illustrating the positioning of the roof lights within the southern elevation of this property at first floor level. This indicates that the cill level of the bottom of the window would be positioned at a height of 2.09m above floor level. It is considered that the elevated positioning of the roof light would effectively prevent any harm being experienced by overlooking. A condition is considered necessary to remove householder 'permitted development' rights to create any

further openings within the side western or rear southern elevation of The Granary at first floor level and within the side western elevation of The Haybarn at first floor level. This is considered necessary to ensure that the potential future for harm can be controlled.

It is not considered that any harm would be experienced by the occupiers of Church Farm as a result of the proposed new dwellings. Furthermore, it is not considered that any harmful loss of privacy would be experienced by direct overlooking between the properties.

A condition is recommended to require details of any external lighting to be erected within the application site. This would limit any potential harm to nearby residential amenity.

It is therefore considered that the proposal complies with Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

v. Impact upon protected species

A Bat Survey dated August 2017 was submitted in support of this application. It identified the presence of Pipstrelle Bats in Building 6, however it noted that this was unlikely to be used as a maternity site.

The survey noted that as the renovation of the northern building will involve the loss of the identified occasional daytime/bat roosts and disturbance of bats, a European Protected Species Licence will be required for this building.

The Council's Countryside Specialist has responded to note "The bat survey (Curtis Ecology 2017) noted day roost activity for two bat species in Building 5, these will be destroyed as a result of the proposed development." The Countryside Specialist proceeded to recommend a condition in relation to the European Protected Species.

It is therefore considered that subject to the recommended condition the proposal complies with Policy SP14 (Biodiversity) of the Ryedale Plan - Local Plan Strategy.

vi. Highway safety

The widening of the two existing site entrances will be undertaken following the partial demolition of the proposed garaging, Building 6 along the western side and Building 7 along the eastern side. The submitted plans Western Access General Arrangement (Drawing no. 14922-Y-DG-112 Rev P1) and Eastern Access General Arrangement (Drawing no. 14922-Y-DG-111Rev P1) indicates the alterations to the site entrances and associated upgrading of the public footpaths that will be necessary.

The submitted block plan indicates that the newly altered eastern elevation will solely serve The Stables and Church Farm. This plan also indicates that the newly altered western elevation will solely serve The Granary and The Haybarn.

Highways England have been consulted on this proposal as this relates to development next to the A64 trunk road. Following review of the application, they confirmed no objection to the proposal. An email from the Highways Case Officer to the Planning Case Officer indicated that this response was based on a Road Safety Audit Stage 1 carried out into the proposed accesses at pre-application stage.

No conditions have been recommended by Highways England. However it is considered by Officers to be necessary to request a Construction Method Statement to be provided prior to the commencement of development, to ensure that the onsite activities will not result in harm to highway safety or residential amenity. Additional conditions relating to the layout out of the access and parking are also recommended.

As noted previously, a letter of objection has been submitted from the occupiers of 14 Westgate, who raised concerns in relation to access and highway safety.

It is considered that Highways England in their capacity as the statutory consultee on this application have confirmed that the access arrangements, including proposed volume of traffic to utilise the site and

appropriate visibility splays are acceptable. The Local Planning Authority defer to their expert opinion in this matter. It is however noted that each entrance will only serve two properties and consequently this is not considered to be detrimental to highway safety.

The public right of way would be accessed by a formalised concrete footpath, changing to a gravel footpath at a point inset within the site. It is considered this presents an enhancement upon the safety of the existing public right of way. The Public Rights of Way Officer has recommended a standard informative in relation to this scheme to ensure that the public right of way remains unobstructed.

Furthermore it is not considered that the provision of two additional residential properties which would use the proposed western access would result in material harm to the amenity or safety of the occupiers of 14 Westgate. The existing boundary treatment of c1.8/2m high fence would remain. It is considered that the points numbered 1 to 4 and 7 identified in Section iv of this report have been addressed.

It is therefore considered that the proposal would not result in harm to access or highways safety and therefore satisfies the requirements of Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

vi. Other Matters, including consultation responses

Yorkshire Water have no objection to the application. It is noted that foul water will be connected to the existing sewer in Westgate. Surface water will be directed to a soakaway. It is considered that it is unlikely additional surface water will be generated as a result of this proposed development, given that it relates to existing buildings. However a condition will be recommended requiring that unless otherwise agreed in writing with the Local Planning Authority all surface water shall be directed to soakaway in accordance with the British Standard requirements, to the satisfaction of an approved Building Control Inspector.

North Yorkshire Archaeology have raised no objection to the proposal. The Council's Countryside Officer has requested a condition in relation to bats.

The Council's Environmental Health Team have recommended conditions requiring that a Phase 1 Site Investigation is undertaken, given the past agricultural usage of the site and its sensitive end use. Subject to the findings of this it may be necessary for a Phase 2 ground investigation to be carried out. If this is required, the dwellings shall not be occupied prior to the completion of works and submission of a Verification Report to the Local Planning Authority.

The Parish Council have confirmed no objection to the proposal.

With the exception of the consultation response from the occupier of 14 Westgate, no further letters of representation have been made.

In light of the above considerations, the proposed change of use and alteration of agricultural buildings to form 1no. 4 bedroom and 2no. 3 bedroom detached dwellings together with change of use, alteration and part demolition of existing outbuilding, steel framed barn and 2no. garage blocks to form domestic amenity and parking spaces and alterations to existing vehicular accesses is considered to be acceptable. Subject to the recommended conditions, this application is considered to satisfy the relevant policy criteria outlined within Policies SP1, SP2, SP9, SP12, SP14, SP16, SP17, SP19 and SP20 of the Ryedale Plan – Local Plan Strategy and the National Planning Policy Framework.

It is also considered that the proposal would not result in harm to the setting of the Grade II Listed Building, Church Farm. The formal consultation response from the Building Conservation Specialist will be provided to members in advance of the meeting. This matter will however also be subject to the expiry of the required advertising period as noted previously.

The Officer's recommendation to members therefore is approval of this application subject to no additional responses being received in relation to this matter from the outstanding press notice.

RECOMMENDATION:

Approval subject to no additional responses arising from the press advertisement expiring 23.05.2018.

- 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 plan(s):

Location Plan (Drawing no. DD01)

Proposed Block Plan (Drawing no. DD02)

Existing and Proposed Floor Plans and Elevations - The Granary (Drawing no. DD03 Rev A)

Existing and Proposed Floor Plans and Elevations - The Haybarn (Drawing no. DD04)

Existing and Proposed Floor Plans and Elevations - The Stables (Drawing no. DD05)

Existing and Proposed Floor Plans and Elevations - Eastern Range Garaging (Drawing no. DD06)

Existing and Proposed Floor Plans and Elevations - Western Range Garaging (Drawing no. DD07)

Existing and Proposed Floor Plans and Elevations - Steel Barn (Drawing no. DD08)

Proposed Eastern Access - General Arrangement (Drawing no. 14922-Y-DG-111-P1)

Proposed Western Access - General Arrangement (Drawing no. 14922-Y-DG-112-P1)

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

- 3 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, or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Class F: Provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such or the replacement in whole or in part of such a surface.

Class G: The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

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 areas is not prejudiced by the introduction of unacceptable materials and/or structure(s).

- 4 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) no further openings shall be created at first floor level within the western (side) or southern (rear)

elevations of the building identified as The Granary and no openings shall be created at first floor level within the western (side) elevation of the building identified as The Haybarn (as indicated on drawing no. DD02).

Reason: In the interests of the residential amenity of the adjoining neighbouring property 14 Westgate, in accordance with Policy SP21 Occupancy Restrictions of the Ryedale Plan, Local Plan Strategy.

- 5 In the event that any repairs are required to the walling or roof coverings of the existing buildings and matching reclaimed materials from within the site are not available, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policy SP16 and SP20 of the Ryedale Plan, the Local Plan Strategy

- 6 Prior to the commencement of development details of the proposed boundary treatments serving the newly altered eastern and western entrances to the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policy SP12, SP16 and SP20 of the Ryedale Plan, the Local Plan Strategy

- 7 Notwithstanding the submitted details, prior to the commencement of the development hereby permitted, details of all windows, doors and garage doors, including means of opening, depth of reveal and external finish on 1:10 scale drawings 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 Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 8 Unless otherwise agreed in writing with the Local Planning Authority, all roof lights must be of a 'Conservation Style' and top hung.

Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 9 No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:

- a. the parking of vehicles of site operatives and visitors
- b. loading and unloading of plant and materials
- c. storage of plant and materials used in constructing the development
- d. erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
- e. wheel washing facilities
- f. measures to control the emission of dust and dirt during construction
- g. a scheme for recycling/disposing of waste resulting from demolition and construction works
- h. HGV routing and/or timing to avoid arrivals and departures at Welburn Hall School starting and leaving times

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.

- 10 The following works - demolition, roof stripping, scaffolding, pointing, stone repair, new doors/windows, internal roof works shall not in any circumstances commence unless the local planning authority has been provided with either:
- a) A license issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead; or
 - b) A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a license.

Reason: In order to ensure that there is adequate protection of those protected species identified in the Wildlife and Countryside Act and to comply with Policy SP14 (Biodiversity) of the Ryedale Plan - Local Plan Strategy.

- 11 Development shall not begin until an investigation and risk assessment of land contamination has been completed by competent persons and a report of the findings submitted to and approved in writing by the Local Planning Authority. This shall include an appropriate survey of the nature and extent of any contamination affecting the site, and an assessment of the potential risks to human health, controlled waters, property and ecological systems. Where land affected by contamination is found which poses risks identified as unacceptable, no development or remediation shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved in writing by the local planning authority. The scheme must include proposed remediation objectives and remediation criteria, an appraisal of remedial options and proposal of the preferred option(s), all works to be undertaken, and a description and programme of the works to be undertaken including the verification plan. Unless otherwise agreed in writing by the local planning authority, none of the dwellings shall be occupied (or the site shall not be brought into use) until the approved scheme of remediation has been completed, and a verification report demonstrating the effectiveness of the remediation carried out has been submitted to and approved in writing by the local planning authority. The verification report shall include a description of the works undertaken and a photographic record where appropriate, the results of any additional monitoring or sampling, evidence that any imported soil is from a suitable source, and copies of relevant waste documentation for any contaminated material removed from the site.

Reason: In accordance with Policies SP17 and SP20 of the Ryedale Plan, Local Plan Strategy, in the interests of safety and the residential amenity.

- 12 In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately to the local planning authority. An appropriate investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared by competent persons and submitted to the local planning authority for approval. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the local planning authority.

Reason: In accordance with Policies SP17 and SP20 of the Ryedale Plan, Local Plan Strategy, in the interests of safety and the residential amenity.

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

- 14 Notwithstanding the submitted details, prior to commencement of the development hereby permitted, the precise details of any mechanical extraction, ventilation, flues and rainwater goods 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 Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 15 Unless otherwise agreed in writing, all surface water shall be directed to a soakaway in accordance with the British Standard requirements to the satisfaction of the approved building control inspector.

Reason: To ensure the development is provided with satisfactory means of drainage

- 16 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

a. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details as shown on Drawing Numbers 14922-Y-DG-111-P1 and Drawing no. 14922-Y-DG-112-P1.

b. Provision to prevent surface water from the site/plot 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 advance of the commencement of the development and maintained thereafter to prevent such discharges.

c. The final surfacing of any private access within 2 metres of the public highway boundary shall not contain any loose material

HI-07 INFORMATIVE

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.

- 17 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing numbers Drawing no. DD06, Drawing no. DD07, Drawing no. DD08.

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.

INFORMATIVE(S)

- 1 The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town & Country Planning Act 1990.

Applicants are advised to contact the County Council's Access and Public Rights of Way Manager at County Hall, Northallerton on 0845 872374 to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.