

Item Number: 8
Application No: 21/00997/MFUL
Parish: Buttercrambe With Bossall Parish Meeting
Appn. Type: Full Application Major
Applicant: Mr A Braithwaite (Ellers Farm Distillery Ltd)
Proposal: Change of use, extensions, alterations and partial demolition of agricultural buildings to form climate positive distillery with visitor centre and shop, plant and storage buildings, office and staff facilities with 6no. LPG tanks and associated parking and landscaping (revised scheme to planning approval 20/00981/MFUL dated 25.03.2021) (part retrospective)
Location: Land At Ellers Farm Buttercrambe Malton
Registration Date: 28 July 2021
8/13 Wk Expiry Date: 27 October 2021
Overall Expiry Date: 8 September 2021
Case Officer: Niamh Bonner **Ext:** 43325

CONSULTATIONS:

Yorkshire Water Land Use Planning Sustainable Places Team (Environment-Agency Yorkshire Area) Environmental Health East Riding of Yorkshire Council Flood Risk NYCC Natural Services Tree & Landscape Officer Buttercrambe With Bossall Parish Meeting Highways North Yorkshire	Comments Recommend conditions
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Representations:

SITE:

The application site is located to the south of the road running between Stamford Bridge and Buttercrambe Bridge, situated approximately 1.6 kilometres to the south west of Buttercrambe and 1.8 kilometres to the north east of Stamford Bridge.

The site includes a range of former farm buildings. On the 25th March 2021, approval was granted by the Local Planning Authority for the formation of a climate positive distillery through the reuse and extension of former farm buildings. This decision was made following consideration of the proposal (20/00981/MFUL) by Members of Planning Committee.

The main section of the existing developed site, excluding the proposed pond and parking area to the rear measures approximately 99 metres from north to south and 34.2 metres from east to west.

The site is adjoined by a residential property Ellers Cottage to the north west. To the east Ellers Farm House is located which is operated as a holiday let together with other converted buildings. There are other business units within the site which benefit from a flexible B1 commercial use (approved under 16/01563/NOTA.) Excepting these identified uses, the remainder of the site is surrounded by agricultural land.

This is located within land designated as the 'Wider Open Countryside' under the Ryedale Plan, Local Plan Strategy. The site is located within Flood Zone 1 and there are no other relevant constraints.

PROPOSAL:

This application seeks permission for the change of use, extensions, alterations and partial demolition of agricultural buildings to form climate positive distillery with visitor centre and shop, plant and storage buildings, office and staff facilities with 6no. LPG tanks and associated parking and landscaping (revised scheme to planning approval 20/00981/MFUL dated 25.03.2021) (part retrospective)

This revised scheme has been submitted to the Local Planning Authority, as the largest building (Barn 2) that would have been converted to form the main distillery was demolished due to structural issues. Barn 1 and Barn 4 to the north and south of the site remain for conversion to storage areas. The original report will be appended to this report.

The Agent has provided a commentary on why Barn 2 was demolished within the Design and Access Statement, which clarifies that as part of the original application *“the assumption on the barns retention was based on the initial and submitted report from Dudleys Structural and Civil Engineers... Due to the fact the site was not in the ownership of the clients at the time of application, the survey by Dudleys was conditioned without detailed investigation as there was no permission to carry out partial demolition or excavation, which would allow the detailed structural review. These limitations and therefore the inherent risks were clearly explained in the Planning Application. Once planning permission was approved, my clients took possession of the site and inspections were carried out for the removal of the asbestos. Concurrently, the newly appointed structural engineers (Toppings), were instructed to carry out an additional inspection that was recommended in the Engineer’s Report. This inspection by Toppings considered the remaining structure, once external cladding was removed and included existing below ground structure. The structural assessment of Toppings (opposite) concludes that following the soft strip that the existing structure was not capable of supporting the approved scheme. As a result, the decision was made by our client to fully replace all structural steel following the recommendations of Toppings and its builder. The decision to remove the remaining steel frame was based on this report and inspection. There is no financial or time benefit from its removal.”*

This issue facing the Applicant is acknowledged. This revised scheme is very similar to that previous approved, albeit with the rebuilding of Barn 2, rather than its conversion to the distillery building. The form, design and appearance of Barn 2/the distillery building is however almost identical to that previously proposed and approved, with only some minor changes to the scale and positioning of windows and vents.

It was noted during the Officer’s site visit (16th September 2021) that the replacement Distillery building and adjoining plant room has been substantially completed, a decision which has been taken at the risk of the Applicant. The Pole Barn (which was always proposed for removal) has been demolished and the existing buildings to be converted to the two store rooms to the north and south of the site remain unconverted.

Other limited changes to the scheme include the increase in LPG storage capacity. The Design and Access Statement notes: *“Initial investigations / calculations for the expected gas usage volume requirements and storage were carried out before the final specification and performance of the distillery equipment was finalised. These preliminary figures did not take into account the gas volume fluctuations, modulation and boiler performance. Once the planning permission was granted for the scheme the specification and manufacturer for the equipment could be finalised. The boiler manufacturers have explained that the burners (which are the key to the whole distillation process) modulate up and down from 25% to 100%, so the gas volume required fluctuates, but the pressure required remains constant @25m/b. Based on the above six two tonne vessels would be required to cope with the 25-100% modulation. One vessel would provide the required pressure but the demand under pressure would cause the burners to cut out. The revised storage requirement would be sited as shown on the site plan in the same located as the single tank.”*

Under the scheme of delegation, due to the size of the scheme, this application constitutes a major application and is required to be considered by Members of Planning Committee. There however have been no objections to this application.

As part of the application documents, a previously submitted supporting document titled “Ellers Farm Distillery Planning Submission” was produced by the proposed business which would be known as ‘Ellers

Farm Distillery.’ This has been resubmitted and provides additional background to the company, the proposed business plan and the team involved in setting it up. A Climate Positive Business overview document has also been submitted. These documents are available for Members to review in full on the planning file.

POLICIES

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy
Local Plan Strategy - Policy SP6 Delivery and Distributing of Employment Land and Premises
Local Plan Strategy - Policy SP8 Tourism
Local Plan Strategy - Policy SP13 Landscapes
Local Plan Strategy - Policy SP14 Biodiversity
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP17 Managing Air Quality, Land and Water Resources
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues
National Planning Policy Framework
National Planning Practice Guidance

HISTORY:

The following original application is considered relevant to the current proposal:

20/00981/MFUL- Change of use, extensions, alterations and partial demolition of agricultural buildings to form climate positive distillery with visitor centre and shop, plant and storage buildings, office and staff facilities with associated 3,500 litre above ground Bio LPG tank, parking and landscaping. Approved.

It is noted that adjoining the site to the east a tourism business provides accommodation for various sized groups, including provision for large groups. This is operated separately and under separate ownership.

Also adjoining site to the east is a single storey run of traditional rural buildings which benefit from a flexible commercial use, with permission granted under application reference 16/01563/NOTA.

APPRAISAL:

The main considerations within the determination of this application are:

- i. The Principle of Development
- ii. Character, Form and Landscape Impact
- iii. Impact upon Amenity
- iv. Access and Highway Safety
- v. Drainage
- vi. Ecology
- vii. Other matters, including consultation responses.

i. The Principle of Development

Policy SP1 (General Location of Development and Settlement Hierarchy) notes that in the wider open countryside development will be restricted to that “*which is necessary to support a sustainable, vibrant and healthy rural economy and communities.*”

Policy SP6 (Delivery and Distribution of Employment Land/Premises) of the Ryedale Plan, Local Plan Strategy notes support for “*small scale conversion of existing buildings or provision of new buildings to support appropriate rural economic activity in line with the provisions of SP9.*”

Policy SP6 also notes that “*Major industrial processes involving the extractions, utilisation, working or harnessing of natural materials or land assets will be supported where*

1. *They are required in that location and no other suitable sites are available in the locality*
2. *They can be satisfactorily accommodated on the highway network and will not lead to significant adverse highways impacts*
3. *They do not adversely affect the amenity of neighbouring occupants of the site in line with Policy SP20*
4. *They can be satisfactorily accommodated in the surrounding landscape in line with Policies SP13 and SP16*
5. *The economic benefits to the District outweigh any adverse impacts*

Policy SP8 (Tourism) notes support for “*Tourism in areas where potential is significantly underdeveloped, in particular, Malton and Norton and the Wolds*” and for “*Cultural and creative businesses in Ryedale inspired by Ryedale’s unique environment.*”

It was previously concluded in the original officer’s report for 21-00981-MFUL that this proposal was in accordance with Policies SP1, SP6 and SP8 of the Ryedale Plan, Local Plan Strategy and it is considered that notwithstanding the changes, this remains the case. This proposal will still relate to the conversion and reuse of a more limited number of redundant agricultural buildings. Furthermore, the new replacement barn 2/distillery building maintains the scale, form and appearance of that previously approved as part of the conversion. It is acknowledged above that the intention was for the conversion of this building initially, however for the reasons outlined within the Design and Access Statement, this was not feasible. Notwithstanding this, the revised scheme is acceptable in principle.

It is also considered unlikely that a development of this scale could be readily accommodated within an existing industrial unit elsewhere within the District, whilst also being able to take advantage of local water abstraction which would be a key requirement for a distillery. It is also noted that this could be accommodated at this site capitalising on the redundant agricultural buildings and previously developed land rather than relating to a wholesale new build within an open countryside location.

It is noted within the application form that the business is expected to provide 20 additional jobs, which will be beneficial to the local economy. The previous Design and Access Statement notes that the distillery “will initially require approximately 10 staff who will be sourced locally. A further 10 staff for marketing and sales positions will be needed, although not necessarily based on the Ellers Farm site.”

The previous Design and Access Statement noted that “*given the nature of the distillation process, parts being continuous, the site will need to have the ability to have staff present through various stages of the process. However given the quiet nature of the operations, this is not expected to create any impact upon the nearby residential property.*”

The main activities requiring staff to be present and vehicle movements office work, deliveries and dispatching products are expected to be between 08:00 – 18:00 Monday to Friday and 08:00 – 13:00 on Saturdays.” The previous application form notes that the proposed visitor centre and shop opening hours are 10:00 – 21:00 Monday to Sunday. The previous condition limiting the operational hours of the visit centre/shop to between 10:00am and 9:00pm will be reapplied.

As noted, the previously approved LPG tank will be altered to 6no. 2 tonne tanks, located in the same location, to the south of the buildings, at the greatest distance from the residential property.

It is also considered that this proposal would strongly contribute towards the tourism offer within the District. In particular, it would link in with the District’s identity as a high quality producer of independent food and drink items, recognised nationally.

The impact upon the highways network, the amenity of neighbouring occupants and the landscape impact will all be assessed below, however it is considered that should they be satisfied, this proposal would accord with Policies SP1, SP6 and SP8 of the Ryedale Plan, Local Plan Strategy.

ii. Character, Form and Landscape Impact

The previous scheme was considered to be acceptable in terms of its impact upon the character of the site and

wider landscape views subject to conditions, including materials, landscaping and details of lighting.

It is considered that the proposed amendments, including the rebuilding of Barn 2, maintaining the same scale, proportions and materials, together with the associated minor alterations to openings and the extraction vents as described above are acceptable. These would retain the agricultural character of the site through the use of appropriate materials including vertical larch boarding and profiled steel roof panels. This can be assessed due to the part retrospective nature of the proposal and no specific condition is necessary as these materials are considered to be of a high quality.

In terms of impact upon the wider landscape character, following the commissioning of a Landscape and Visual Impact Assessment (PDP Landscape and Urban Design Ltd October 2020) the previous scheme incorporated new strategic landscaping to supplement the existing landscaping located to the northern boundary of the site and surrounding Ellers Cottage. This included 20 'Tilia Cordata' (small leaved limes) to the west of Ellers Cottage along the field boundary to limit views from Buttercrambe road, planted as an extra heavy standard for immediate impact. However it is noted that following a site visit on 16th September 2021, only limited public views of Barn 2 can be achieved.

The previous proposed landscaping scheme was highly detailed and it was considered that this would positively contribute to the scheme and would be conditioned to be in accordance with. The current Design and Access Statement notes "There are no proposed changes to the approved landscaping scheme." A new version of the landscaping scheme, maintaining the same proposed landscaping, including 20no. roadside trees, 13no. pondside trees and new native hedging to the car park has been submitted by the Agent as part of this scheme and will be conditioned.

iii. Impact upon Amenity

It was concluded previously that the proposal would have no harmful effect on the amenity. As noted, the site is adjoined by a residential property to the northwest known as Ellers Cottage. This property is situated 25 metres to the northwest of the proposed main distillery building. To the east Ellers Farm House is located which is operated as a holiday let together with other converted buildings. It was considered that the residential dwelling is most likely to be potentially affected by noise/disturbance as holiday let units would have a lower amenity requirement. It is however noted all these properties fall under the same ownership.

A Noise Impact Assessment (ENS October 2020) was submitted in support of the previous application which concluded that "*the distilling process is not considered to be noise generating however any externally located plant associated with the distillery may produce noise.*"

This was reviewed by the Council's Environmental Health Team who following confirmation that the site would be powered by an LPG system confirmed they had no comment or objection to make on this application. No response was received from the Environmental Health Team on this amended application.

It is noted that no consultation responses from any neighbours or third parties have been received in relation to either this or the previous proposal, however in the interests of amenity it was considered appropriate that the proposed opening hours of the shop and visitor centre are conditioned and this condition will be reapplied.

This application was previously discussed with the Council's Senior Licencing Officer and an informative will be applied to ensure that the Applicants are aware of the requirement for site licencing for alcohol sales. This licencing process will consider the appropriate licence necessary for the site activities and the Council's Environmental Health Team will again be statutory consultees on this process.

Therefore subject to the recommended conditions and informative, it is not considered that this proposal would have a materially adverse impact on the amenity of the occupier of the adjoining property. It is also considered that users of the existing holiday accommodation business to the east would not experience adverse effects. It is acknowledged that its lawful use for agricultural purposes may also have had potential for quite significant noise generation. It is therefore considered that this proposal is in accordance with Policy SP20 of the Ryedale Plan, Local Plan Strategy.

iv. Access and Highway Safety

A Transport Plan (Fore Consulting Limited October 2020) was submitted in support of this and the previous application that included confirmation on the parking provision (20no. spaces) for staff and visitors. This showed vehicle tracking for turning and manoeuvring within the site (including for larger vehicles.) It also provided an overview of anticipated deliveries and servicing trip generation. This concluded that vehicles could be satisfactorily accommodated and that the traffic impacts of the development would be limited.

The North Yorkshire County Council Highways Officer confirmed in their statutory consultation response dated 11th August 2021 that “is noted that this application is a variation to previously submitted application reference 20/00981/MFUL. The variation is in regard to Barn 2 replacement structure. There are no material amendments proposed which would be considered likely to affect the public highway or deemed necessary to amend the previously submitted LHA recommendation dated 20 January 2021.” Appropriate conditions were recommended which will be attached.

v. Drainage

The drainage strategy for the site had developed during the determination period of this application and detailed information has been provided in the form of a Sustainable Drainage Strategy (Flood Risk Management Ltd (November 2020.) A separate Foul Drainage Assessment form was also completed by the previous Agent and resubmitted.

The proposal incorporates a non mains drainage system of a Package Treatment Plant for the application and surface water and clean production waste water running to an attenuation pond. The flows from the Package Treatment Plant would be then discharged to an existing land drain, which has an outfall approximately 230m to the north in the south east corner of Stubbs Wood.

In light of this, a specific condition relating to foul water drainage was previously recommended to ensure that this was undertaken to the satisfaction of an approved Building Control Inspector and to the relevant British Standard. This will be reattached.

The proposed pond would accept surface water drainage and clean water from production, it is noted that this would be subject to consent to discharge. The previous Design and Access Statement notes “*One of the main ingredients for the process is water. It is proposed to source pure local water via a new borehole close to the distillery in the adjacent field. Once used in the distillery, the clean waste water would be repurposed and along with the surface water run from the buildings, attenuated via the formation of a balancing pond to attract, and support a variety of wildlife. All designed and built in accordance with the EA, IDB requirements.*”

As detailed within the Drainage Strategy the proposed 300 cubic metre pond should “*easily provide sufficient soakaway area and attenuation volume. The sides of the pond could be lined with large single sized non crushable stone to encourage infiltration and reduce the risk of pond sides sealing over time, with a pond this size, this is unlikely.*” It was concluded that “*provided the invert of the pipework from the proposed building communicates with the pond above the groundwater level, it provides more than adequate attenuation volume and infiltration area for the development in the design event without increasing floor risk to the end users of the development or others.*”

This is considered to be an appropriate form of surface water disposal and an appropriate condition will be attached.

The Lead Local Flood Authority had confirmed in a previous response dated 4th December 2020 that the application in their view is a minor development and they have no comments to make. The Yorkshire and Humber Internal Drainage Board also previously confirmed that this proposal does not fall within their geographical area.

The Environment Agency responded to this proposal with a proposed condition, which was slightly altered in an updated response dated 14th September 2021. This noted “The proposed development will be acceptable if the measure(s) detailed in the non-mains drainage assessment submitted with this application are

implemented and secured by way of a planning condition on any planning permission.” The recommended condition will be attached.

vi. Ecology

A supporting Bat, Breeding Bird and Barn Owl Survey (MAB Ecology September 2020) was submitted in support of the original application, which was considered appropriate due to the location and nature of the buildings on site, with a condition recommended for compliance with the previous mitigation measures.

The NYCC Ecologist was consulted on this application and in their response dated 4th August they noted “*Condition 12 of the existing consent requires adherence to the recommendations set out in sections 9.2 and 10 of the ecology report by MAB Environment & Ecology Ltd. These recommendations were concerned mainly with the provision of a replacement Barn Owl box following the Method Statement contained in the report. In addition 3 bird boxes were to be provided on site and general guidance on other ecological enhancements was included. While it would have been helpful to firm-up the generic recommendations in Section 10 of the ecology report, the revised plans do not raise any additional ecology issues as far as I can see*”

The previous condition will therefore be reattached.

vii. Other Matters, including consultation responses

Previously following review with the Council’s Environmental Health Officer a condition was applied in relation to the potential discovery of any unexpected contamination during the building works. This condition will be reattached.

The Parish Council did not respond to the application and no comments have been received by any third parties. East Riding of Yorkshire Council were consulted on this application. No response was received.

In light of the above considerations, subject to the recommended conditions, this revised proposal is considered to continue to satisfy the relevant policy criteria outlined within Policies SP1, SP6, SP8, SP13, SP14, SP16, SP17, SP19 and SP20 of the Ryedale Plan – Local Plan Strategy and the National Planning Policy Framework.

RECOMMENDATION: Approval

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

Location Plan (Drawing no. GMV-455-08-03)
Proposed Site Plan (Drawing no. 4507-WRD-XX-ZZ-DR-A-0550)
Proposed GA Elevations (Drawing no. 4507-WRD-XX-ZZ-DR-A-0350)
Proposed Landscaping Plan (Drawing no. 4507-WRD-XX-ZZ-DR-A-0551 Rev P01.)

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

- 2 Unless otherwise agreed in writing with the Local Planning Authority, no additional external lighting shall be installed within the site without the prior written approval of the Local Planning Authority.

Reason: To ensure any additional lighting in this rural location does not result in harm to either residential amenity or the character of the locality in discordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 3 Unless otherwise agreed in writing with the Local Planning Authority, all planting seeding and/or turfing comprised in the approved planting scheme (Drawing no. 4507-WRD-XX-ZZ-DR-A-0551

Rev P01) shall be carried out during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development hereby approved Policy in accordance with Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy

- 4 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, and work must cease until an appropriate investigation and risk assessment must be undertaken. 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: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other receptors in accordance with Policy SP20 of the Ryedale Plan, Local Plan Strategy.

- 5 Unless otherwise agreed in writing, prior to the occupation of any part of the development hereby approved, the approved Package Treatment Plant shall be installed to the relevant British Standards and to the satisfaction of an approved Building Control Inspector. Any variation to the approved surface water disposal methods shall require the prior written approval of the Local Planning Authority.

The Applicant shall ensure that the flow rate associated with the Package Treatment Plant meets either the levels permitted by the Environment Agency's General Binding Advice as detailed on their previous consultation response dated 4th March 2021 or that an appropriate Environmental Permit is granted.

Reason: In the interest of ensuring appropriate drainage infrastructure is secured in accordance with Policy SP17 of the Ryedale Plan, Local Plan Strategy.

- 6 Unless otherwise agreed in writing, prior to the occupation of any part of the development hereby approved, the approved surface water disposal works shall be installed to the satisfaction of an approved Building Control Inspector. Any variation to the approved surface water disposal methods shall require the prior written approval of the Local Planning Authority.

Reason: In the interest of ensuring appropriate drainage infrastructure is secured in accordance with Policy SP17 of the Ryedale Plan, Local Plan Strategy.

- 7 The development permitted by this planning permission shall be carried out in accordance with the approved non-mains drainage assessment including the following specific mitigation measures detailed therein:
- Soakaways to be constructed to BS6297:2007
 - No connection to watercourse or land drainage system and no part of the soakaway system is within 10 metres of any ditch or watercourse
 - No siting of the package sewage treatment plant within 50 metres or upslope of any well, spring or borehole used for private water supply
 - A Water Discharge Activity Permit to be applied for and granted by the Environment Agency

Reason: In the interest of ensuring appropriate drainage infrastructure is secured in accordance with Policy SP17 of the Ryedale Plan, Local Plan Strategy.

- 8 The following restrictions shall apply:
- i) The visitor centre/shop use hereby permitted shall not take place at any other time except between the hours of 10:00 and 21:00.

Reason: In the interests of the amenity of adjoining residential properties and to accord with Policy SP20 of the Ryedale Plan, Local Plan Strategy.

- 9 The crossing of the highway verge and/or footway must be constructed in accordance with the approved details and/or Standard Detail number E60 Rev A and the following requirements.
- Any gates or barriers must be erected a minimum distance of 2.5 metres back from the carriageway
 - Of the existing highway and must not be able to swing over the existing or proposed highway.
 - Provision to prevent surface water from the site/plot discharging onto the existing or proposed Highway and approved in writing by LPA prior to construction.
 - The final surfacing of any private access within 1 metres of the public highway must not contain any
 - Loose material that is capable of being drawn on to the existing or proposed public highway.
 - Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

Reason: To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users in accordance with Policy SP20 of the Ryedale Plan, Local Plan Strategy.

MHi-C New and altered Private Access or Verge Crossing -(MHC-03)

Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out.

The

'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North

Yorkshire County Council as the Local Highway Authority, is available to download from the County

Council's web site:

https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%20C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edition.pdf .

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

- 10 No part of the development must be brought into use until the access, parking, manoeuvring and turning areas for all users at Land At Ellers Farm Buttercrambe Malton have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development in accordance with Policy SP20 of the Ryedale Plan, Local Plan Strategy

- 11 Unless otherwise agreed in writing with the Local Planning Authority, the works hereby approved shall be undertaken in accordance with the recommendations set out in the Method Statement in Section 9.2 and Section 10 of the Ecological Report (MAB Ecology September 2020), as confirmed

in the email from the Agent dated 5th November 2020.

Reason: In the interests of biodiversity and the preservation of protected species in accordance with Policy SP14 Biodiversity of the Ryedale Plan, Local Plan Strategy.

INFORMATIVE(S)

- 1 The Applicant's attention is drawn to the requirement for site licencing for alcohol sales. They are advised to contact Ryedale District Council's Licencing Team for further information.