

Item Number: 7
Application No: 20/00598/MFUL
Parish: Flaxton Parish Council
Appn. Type: Full Application Major
Applicant: Mr Mook
Proposal: Change of use of agricultural land to a dog walking field and installation of 2no. information boards.
Location: Land At OS Fields 6882 And 8386 York Lane Flaxton North Yorkshire

Registration Date: 7 October 2020
8/13 Wk Expiry Date: 6 January 2021
Overall Expiry Date: 18 November 2020
Case Officer: Niamh Bonner **Ext:** 43325

CONSULTATIONS:

Flaxton Parish Council	Comments and recommendations
Environment Agency	No objection
Foss Internal Drainage Board	Recommend condition
Environmental Health	Recommend condition
Highways North Yorkshire	Recommends conditions
NYCC Natural Services	Comments

Representations: Mr John Nursey, Dr Stephen Axford, Mr AW and BW Mook,

SITE:

The site relates to a 3.99ha agricultural field, positioned at the corner of Cross Lane and York Lane. This land is outside development limits and is therefore categorised as falling within the 'Wider Open Countryside, as designated in the Ryedale Plan, Local Plan Strategy.

This site forms part of an agricultural holding operated by the Applicant's at Sevenacres, to the east of this site.

A small section of the site to the south is located within Flood Zone 3.

PROPOSAL:

This application seeks permission for the change of use of agricultural land to a dog walking field, with the installation of 2no. information boards. The application was subject to a second publicity period, as in addition to the proposal being amended to include the installation of the aforementioned information boards, the revised scheme also included an amended red line and revised ownership certificates being submitted. The red line was just marginally amended to ensure that access to the public highway formed part of the application site. This access to the field from the public highway is over a small section of land, designated as common land, under the ownership of the Public Trustee. Appropriate notice was served on them on the 7th October 2020 as indicated through the submission of Certificate B, with copies of this correspondence supplied.

This proposal would incorporate the creations of two fenced areas internally within the field that would form the 2 dog walking areas. These are slightly irregularly shaped rectangular areas, spanning a maximum of approximately 125 metres x 50 metres. They would be fenced with 1.8 metre high meshed fencing (deer fence) that would be supplemented with a finer meshed rabbit fencing. One information

board will be positioned within each of the 2 dog walking areas, spanning 1.8 metres high x 0.9 metres wide, with a thickness of 0.1 metres. There is no further advertising proposed as a part of this scheme.

It is shown on the proposed plans that along the northern, eastern and southern field boundaries the existing perimeter fence and hedging will remain, with a new perimeter fence (stock fence) being added along the eastern boundary of the field. The land to the east remains in the Applicant's ownership. The proposed plans indicate that the hedging along the western and southern elevation would remain at a minimum height of 2.5 metres.

The site would be accessed by visitors from Cross Lane, to the west. The first access would be a wooden gate, that would remain open during hours of operation. As indicated on the proposed block plan, the only new surfacing within the field would relate to a limited area of permeable 'Grasscrete' to provide a firm surface on which vehicles can travel to and park on at the northern section of the site. During the determination period, the Grasscrete was extended so that vehicles could park within the fenced dog area following comments received by the Internal Drainage Board.

It was confirmed within the Design and Access Statement that "the basic use of the field will remain as a grass field. The existing grass ley will be improved and re-sown where necessary, and with a mix and species to withstand the proposed use." Loose gravel material has been installed on existing field access between the public highway and the field. As noted, this small section of land is common land, under the ownership of the Public Trustee. This aspect will be addressed further within this report.

The site would use a prebooking system, with online payments and a keycode access. Each user would be allowed to bring a maximum of 5 dogs at any one time for a 1 hour period.

Under the scheme of delegation, due to the size of the application site, this application constitutes a major application and is required to be considered by Member's of Planning Committee.

HISTORY:

There is no directly relevant planning history at this site.

POLICY:

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

Local Plan Strategy -Policy SP9 The Land-Based and Rural Economy

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

REPRESENTATIONS:

A number of representations were received in relation to the original publicity. The application was subsequently re-advertised on the 13th October 2020 following submission of the amended plans and ownership certificates. The most recent site notice and neighbour letter publicity periods have expired, however due to the publishing date of the press notice, this formal consultation period will extend to the 18th November 2020. Any further representations received will be reported to Members.

21st July: The Parish Council responded to note:

Flaxton Parish Council would like to seek clarity on the positioning and size of the advertising and notice boards noted in this application. They would also request that any such hoarding is located within the field itself and on Cross Lane as opposed to York Lane as this could cause a distraction to motorists.

Whilst the application does not directly refer to this being a commercial enterprise it would appear that this is perhaps the grounding for the creation of one and therefore the Parish Council would like to ensure that a condition of any approval would specify that no permanent structures are allowed to be erected or built on the site in the future and that the land remains predominantly in its current state which is that of a field.

The Parish Council would also like to ensure that the Green Gait Owners have been consulted on this application as neighbouring owners.

21st July 2020. The occupier of Fir Tree House Flaxton (confirmed as being in a private capacity and not on behalf of or Chair of the Green Gait Association) responded to note their objection:

Whilst accepting the arguments in the Design and Access Statement (DAS) about the need for this facility, several of the statements about the adjoining land are incorrect. The field is not bounded by the highways along York Lane and Cross Lane, but by the common land of Flaxton Green (CL54). The proposed access to the field is therefore across common land from the highway. Although the DAS states correctly that there are no Public Rights of Way that will be affected, there is public access to all the common land. This is also within Environmental Stewardship.

The regulations affecting this development come largely from the Commons Act 2006. The entrance areas off both Cross Lane and York Lane are currently grassed, as is the proposed run off area on Cross Lane. Consequently, works for the resurfacing of this land would be required, which are prohibited without the consent of the Secretary of State. This consent is managed by The Planning Inspectorate. Cars parked on the Green could also impede the public's right of access.

It is an offence under Section 34 of the Road Traffic Act 1988 to drive a motor vehicle on any land without lawful authority, which in the case of Flaxton Green would be the Public Guardian, except where the vehicle is driven on land within 15 yards of the road for the purpose of parking it on that land, or where a prescriptive right to do so has been established. No evidence is given of prescriptive rights established for either of the proposed accesses.

Although dogs are allowed on public access land, they must be kept under close control and must be kept on a short lead from 1 March to 31 July and whenever they are in the vicinity of livestock (including horses).

27th July 2020: The occupier of Forge Cottage, Flaxton responded to note:

“The car parking to be constructed extends for the full length of both fields suggesting an extensive use of the facilities is anticipated. Although it is proposed that the existing boundary hedges are to be retained approval of the application should be conditional on the height of the hedges along York Lane and Cross Lane being retained to a minimum height of two metres in order to screen the car park and site generally from the highway.”

12th August 2020: The occupiers of Rice Hill Farm Flaxton responded to note:

The proposed dog park makes use of a reasonably small area of land to benefit many local dog owners. It allows dogs to run without restraint in a safe area without harm to wildlife and ground nesting birds.

It has been suggested in an objection that cars would be parked on the roadside. This is not the case, as parking is accommodated within the field boundary.

It is also suggested that there is no prescriptive right of access across the Green from the road to the field. On the contrary, both field entrances have been used by local farmers for hundreds of years and have been the only access to the land. This right is established and is the same right that the residents of Flaxton use to park cars on their property, although their right is often more recent and has come with the advent of car ownership.

The field gates are within 15 yards of the road.

The objector also mentions exercising dogs on public land. The development is for the purpose of exercising dogs on private land.

The visual impact of the dog park would be minimal, due to the high hedges and the mature trees within the hedgerows.

This diversification would provide an alternative income for a hardworking, local family who have the machinery and dedication to keep the field clean and tidy and the visual impact negligible.

Following the readvertisement of the proposal the following comments were received.

14th October 2020. The occupier of Fir Tree House Flaxton (in a private capacity and not on behalf of or as Chair of the Green Gait Association) responded to note their objection:

“I am happy to withdraw my response of earlier today and to summarise it as ‘no objection’. Local determination of the application is totally independent of the need to involve the Planning Inspectorate if works on the common land, marked as access, would involve ‘restricted works’ under S.38 of the Commons Act 2006.”

(This referenced withdrawn earlier response was made prior to review of the additional documentation.)

2nd November 2020. Flaxton Parish Council responded to note:

“There are no Flaxton Parish Council objections to this revised planning application, though previous comments on the earlier application stand, namely “the PC would like there to be a condition on any approval that no buildings can be erected on the site in the future and that the field remains in its current state which is grassland.”

APPRAISAL:

The main considerations within the determination of this application are:

- i. The Principle of Development
- ii. Character, Form and Landscaping
- iii. Impact upon Amenity
- iv. Drainage and Flood Risk
- v. Other matters, including consultation responses.

i. The Principle of Development

Policy SP1 (General Location of Development and Settlement Hierarchy) notes that in all other villages, hamlets and in the open countryside development will be restricted to that 'which is necessary to support a sustainable, vibrant and healthy rural economy and communities.

Policy SP9 (The Land Based and Rural Economy) of the Ryedale Plan - Local Plan Strategy is supportive of new buildings that are necessary to support land-based activity and a working countryside, including farming. Furthermore the National Planning Policy Framework is supportive of sustainable growth and expansion of all types of business and enterprise in rural areas, through well designed new buildings.

Policy SP11 (Community Facilities) notes support for expansion and improvements to existing facilities in or outside of Development Limits.

In their supporting statement, it was noted that *“the Applicants are seeking ways to diversify their agricultural business and to maintain its financial viability.”*

It was noted in the Design and Access Statement that there is a demand for this type of safe controlled

space and that dog ownership has increased in recent years. It is considered that this would provide a safe facility for dog owners to walk and train their dogs off the lead and it is concluded that this type of development does form a community facility.

It is acknowledged that if approved, this would take some land out of agricultural use, however this would be reversible and so is not considered to be a permanent loss. It is also concluded that the provision of an off lead dog walking field would diversify the applicant's existing agricultural business and align with Policies SP1, SP9 and SP11. This proposal is considered to align with local policy and also paragraphs 96-98 of the NPPF in relation to open space and recreational provision. This is however subject to the assessment of the other identified main considerations.

ii. Character, Form and Landscaping

The site is situated within relatively flat land and is very well landscaped from public views as a result of the mature landscaping along the western and southern boundaries. There are no public rights of way in proximity to the site.

It is also noted that the wire mesh perimeter fencing, with a maximum height of 1.8m would benefit from permitted development rights if it were being otherwise used for agricultural purposes.

No other buildings, lighting columns or structures (other than the low key information boards) are proposed in association with the proposed change of use of land.

As noted, it is detailed on the proposed plans that the landscaping to the west and south would be maintained at a minimum height of 2.5m. This will be controlled by a specific by planning condition.

Notwithstanding the information within the Design and Access Statement, where it is noted that there will be no requirement for flood lighting at any time, it is considered important to require through the addition of a planning condition that no new lighting should be installed at this site. It is acknowledged that inappropriate lighting could result in harm to the character of the area and what is presently a dark sky location.

It is therefore considered that subject to the landscaping and lighting conditions, the relatively limited proposed operational development and change of use would result in harm to the character of the locality.

The request from the Parish Council to seek confirmation that *“no permanent structures are allowed to be erected or built on the site in the future and that the land remains predominantly in its current state which is that of a field”* is noted.

It is considered acceptable and reasonable in this instance to include this condition, including confirmation that in addition to no permanent structures, no additional new hardstanding within the presently grassed field should be installed without the submission of an appropriate planning application. Provision is however made for the 'like for like' replacement of fences, gates and permeable Grasscrete in the future. There would be some provision for temporary uses/buildings under Part 4, Schedule 2 of the Town and Country Planning Act (General Permitted Development) (England) Order 2015 but this would be time limited.

It is therefore considered that subject to the recommended conditions, the proposed development is acceptable and subject to the relevant conditions this will not detract from the character of the locality. It is considered that 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 Amenity

This proposed change of use would be located at a significant distance from residential properties in

separate ownership. The nearest residential property to the north, Birchwood Farm is located approximately 106 metres from the nearest part of the field. The other nearest neighbours, Leckby Farm and Woodcroft are located 200 metres and 370 metres away respectively. There have been no letters of objection in relation to this proposed scheme raising amenity concerns.

A consultation response was received from the Council's Environmental Health Team who noted: *"Due to the proximity of the dwellings to the North, including Birkers Farm, I would recommend that the operating hours of the proposed development be appropriately restricted. Otherwise, no comments."*

As a note, the Council's spatial mapping system notes the nearest buildings to the north as Birkers Farm as non-residential. However the system indicates that the nearest property with a postal address is Birchwood Farm, who were consulted by neighbour notification letter. A site notice has also been erected at the junction of Cross Lane and York Lane and press advertisement undertaken.

The proposal seeks permission to operate from 6am to 8pm Monday to Sunday which is considered to be acceptable. It is not considered that the increased journeys or the proposed use would result in any harm to amenity given the position of the access and the distances from the nearest residential properties. The operating hours will be controlled by condition. A further condition will be recommended to ensure that the facility will only be operated with a pre-booked time slot system, that ensures a maximum of 5 dogs in each of the two fields at any one time.

Dog waste will be disposed of by owners in a designated site bin. It was noted that this would be collected on a weekly basis by a designated waste company. Any users failing to collect waste will be banned. It was noted in the Design and Access Statement that the Applicant takes this matter very seriously particularly due to them keeping livestock. They will also carry out regular checks of the fields at regular intervals to ensure compliance.

Therefore, given the controls on the site including the pre-booking system, numbers of dogs, the hours of operation, limits on lighting and the provision of an off street parking area, together with the waste management procedures, it is not considered that this proposed change of use would result in unacceptable levels of disturbance of nuisance arising from this proposed use, including from either dogs or additional traffic.

iv. Drainage and Flood Risk

A small section of the south west/south of the field falls within Flood Zone 3, the majority of the field including the access and parking is located within Flood Zone 1, at the lowest risk of flooding. To the north of the site is a land drain.

In terms of flood risk, according to the Environment Agency online guidance, this type of application for outdoor sport and recreation would form "water compatible development" which is considered acceptable in principle in Flood Zone 3. The Environment Agency were informally consulted on this proposal and in light of there being no additional hardstanding or structures (excepting fencing) within Flood Zone 3, they confirmed no objection to the development. This was partly based on the proposed fencing being water compatible and as the majority of the site, including the access was outside of the Flood Zone. An informative to recommend that the Applicants sign up to the EA flood warning service will be recommended. This response from the EA gives further weight to the aforementioned condition sought by the Parish Council being considered necessary, ensuring full planning permission would be needed for any additional permanent structures, including non-permeable hardstanding and solid walls.

The Foss Internal Drainage Board were consulted in relation to this proposal and provided an initial and a second response. It was noted in their response that the Board has assets adjacent to the site in the form of Flaxton Dyke, which runs to the north of the site to which they need access at all times.

It was noted that works within 9 metres of a board maintained watercourse would need a separate application to the IDB. The main Grasscrete parking area would be located within 6 metres of the top of the dyke, with the exception of the initial Grasscrete access, which will be closer. A compromise has

been agreed between the applicant and the IDB that this proposed Grasscrete will be acceptable in this location. This was on the basis of an email sent by the Agent on the 7th October 2020 which noted that the Grasscrete would be strong enough for the IDB to drive large vehicles on and damage to the Grasscrete would be at the Applicant's liability. It was also noted within this email that *"with regards to the concerns of cars being parked on the Grasscrete, it is proposed by the Applicants than an extended area of Grasscrete is provided within the indicial fenced dog walking fields, where used will be instructed to park their cars."*

The IDB in their second response noted that subject to the revised block plan and the comments within the email, they are content with the proposal. An appropriate condition was recommended. It was noted that the applicant should apply to the IDB for formal consent for the above arrangement to be formalised outside of the planning process and an informative will be recommended.

The IDB response also noted no issue in relation to surface water from within the site or the dog waste arrangements.

v. Other Matters, including consultation responses

North Yorkshire Highways had provided comments and recommended conditions on this scheme in a consultation response dated 28th July 2020. Within their commentary, it was noted *"The proposal consist of an area of land change of use from agricultural use to a dog walking field, with associated car parking and access over the highway verge. The site is situated at the very far end of Cross Lane at the junction with York Lane - the local highway authority offers no objection in principle to the proposals or the access being taken from Cross Lane as proposed."*

There is adequate visibility from this access point in both directions and subject to the recommended conditions and informatives, the proposals are unlikely to generate significant additional vehicular movements which would ultimately lead to demonstrable harm to the highways network in terms of free flow and capacity."

However within one of these conditions, it was noted that there should be no loose surfacing within 2 metres of the highway. The Case Officer had noted that the Highway's Officer's initial response had also referenced this access as being taken over the highway's verge, rather than common land, which is the case. The existing access over the common land has been treated with loose material.

The Agent, within the submitted information has confirmed that whilst an application under Section 38 of the Commons Act was submitted to the Public Trustee for the composition of the existing access, because of the use of loose material over the common land, the formal application was confirmed not to be necessary.

In light of this situation, it was considered pragmatic to check this point with North Yorkshire Highways and ascertain whether the provision of hard material within 2 metres of the highway was fundamentally necessary to prevent them objecting to the development, in order to make this clear to the Agent. If this was considered necessary it may trigger the need for a further updated Section 38 application. It is however acknowledged that any Section 38 application would be determined separately to this planning application. This point was confirmed by Dr Axford of Fir Tree House, Flaxton in his second consultation response (albeit responding to the application in a private capacity rather than as Chair of the Green Gait Association.)

The Highways team checked this point and confirmed verbally that as this was common land, they would not have jurisdiction over surfacing requirements. They reconsidered their original response and confirmed that the installation of new kerbing within the highways (not on the common land) would be sufficient to prevent damage to the carriageway. This would be installed at the cost of the Applicant. The Planning Agent was advised of this compromise on a telephone call on 11th November and confirmed to it in principle.

A formally revised consultation response was received from NYCC Highways on 12th November 2020,

which confirmed "As discussed the Local Highway Authority does not request a solid construction specification on the area of common land over which the access to the dog walking field is taken. However, I should like to see a kerbed channel (without riser kerbs) installed to the edge of the carriageway to prevent deterioration of the carriageway edge due to the movement of vehicles into and off the site." A revised condition was added in relation to the securing of this area of kerbing, which would require a separate application the Highway Authority. This would under the separate requirements be undertaken by an approved contractor and the condition has been slightly amended (with the Highways Officer's approval) to be completed prior to the commercial use of the site commencing. The other originally recommended condition in relation to parking spaces being retained would also be attached. Subject to the imposition of these conditions, it is not considered that this proposal will result in any harm to highway safety or harm to the local highway network.

A response has been received from North Yorkshire Ecology noting no objection to the proposed development.

The submitted consultation responses are noted and based on the revised plans, it is considered that the original concerns have now been satisfactorily resolved.

Subject to the recommended conditions, it is considered that this scheme, subject to the recommended conditions will satisfy the relevant policy criteria outlined within Policies SP1, SP9, SP13, 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 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):

Site Location Plan (Revised - Promap - Scale 1:2500) (Scanned by the Local Planning Authority on the 14th October 2020.)

Proposed Block Plan (Revised - Promap - Scale 1:500) (Scanned by the Local Planning Authority on the 14th October 2020.)

Proposed Information Board Elevations (Boulton Cooper - Scale 1:20)

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

3 The hours of use of the dog walking facility shall be limited to only between 06:00 and 20:00 hours.

Reason: To ensure that the amenities of nearby residents are not unreasonably affected.

4 The facility shall only be operated with a pre-booked time slot system that ensures that there is a maximum of five dogs in each field at any one time.

Reason: To ensure that the amenities of nearby residents are not unreasonably affected

5 No additional permanent structures beyond than those hereby approved (including new gates, fences, walls but excluding 'like for like' replacements of existing gates, fences, walls) shall be erected within this application site without the prior submission of an appropriate planning application.

Furthermore, no additional new hardstanding within the currently grassed areas of the field shall be installed without the submission of an appropriate planning application. (This would exclude the 'like for like' replacement of the permeable grasscrete areas hereby approved if

operationally necessary in the future.)

Reason: To maintain the character of the rural landscape and to ensure the free flowing of surface water, given that a portion of the site is located within Flood Zone 3 in accordance with Policies SP17 and SP20 of the Ryedale Plan - Local Plan Strategy

- 6 There shall be no fixed illumination within the site.

Reason: Inappropriate lighting in this location may result in harm to amenity and impact upon the character of the rural landscape in accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 7 Unless otherwise agreed in writing by the Local Planning Authority, the mature landscaping along the western and southern boundaries shall be maintained at a minimum height of 2.5m as per the submitted revised block plan and shall not be removed or maintained at a lower height without the prior written approval of the Local Planning Authority.

If any trees, shrubs or hedging along the west or southern boundaries, within a period of five years from the date of this permission die, or become seriously damaged or diseased, the Local Planning authority shall be made aware and details of their replacements shall be submitted to and agreed in writing by the Local Planning Authority. All approved replacements shall be planted within the next planting season.

Note: after the five year period, the hedgerows will still be afforded statutory protection and any removal may require the submission of an appropriate notice to the Local Planning Authority.

Reason: To enhance the appearance of the development hereby approved Policy in accordance with Policies SP13, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy
Reason: To ensure that the site is adequately landscaped and to ensure character of the rural landscape in maintained in accordance with Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 8 A strip of land 6 metres wide adjacent to the top of the bank of the adjoining watercourse known as Flaxton Dyke shall be kept clear of all new structures, fencing, planting, and any other obstructions unless agreed otherwise in writing with Foss (2008) Internal Drainage Board.

Ground levels must also not be raised within this area.

This excludes those areas of Grasscrete shown on the Revised Block Plan (Scanned by the Local Planning Authority on the 14 October 2020) which the Board accepts in principle, subject to the applicant ensuring the Grasscrete is strong enough for the Board to still drive large vehicles over it, with any damage caused to the Grasscrete being the applicant's responsibility to repair.

Reason: To maintain access to the watercourse for maintenance or improvements in accordance with Policy SP17 of the Ryedale Plan, Local Plan Strategy.

- 9 Prior to the commencement of the commercial operation hereby approved, a kerb to be installed as channel to edge of carriageway to act as edge protection. Standard detail E6 enclosed (for the purposes of kerb detail only)

o Any gates or barriers must be erected a minimum distance of 3 metres back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway

o 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) INFORMATIVE

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%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edi.pdf.

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

- 10 The site must not be brought into commercial use, as laid out in the above proposals until the related parking facilities have been constructed in accordance with the details approved in writing by the Local Planning Authority on the site layout plan within the application documents. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: 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 in accordance with Policy SP20 of the Ryedale Plan, Local Plan Strategy.

INFORMATIVE(S)

- 1 The Applicant is advised to sign up to the Environment Agency's Flood Warning System prior to the commencement of the development hereby approved.
- 2 Separate consent from the Foss Internal Drainage Board will be required for works within 9 metres of Flaxton Dyke to the north of the site.
- 3 As confirmed in the Agent's email of the 7th October 2020, the Applicant is required to inform all site users that visitor parking must be undertaken on the Grasscrete areas within the fences off dog walking areas, as agreed to prevent blocking of access to Flaxton Dyke for the Internal Drainage Board.