

**Parish: Exelby, Leeming  
Londonderry**

**ar Committee date: 7 February 2019**

**Ward: Bedale**

**Officer dealing: Mrs H Laws**

**8**

**Target date: 15 February 2019**

**18/02120/OUT**

**Outline application with some matters reserved (access, landscaping & layout included) for the construction of 5 dwellings, domestic garages and the formation of a separate access and car park for the adjacent public house**

**At: Land adjacent Green Dragon Inn, Exelby**

**For: Mr George Howie**

**This application is referred to Planning Committee as the application is a departure from the development plan**

## **1.0 SITE, CONTEXT AND PROPOSAL**

- 1.1 The site lies on the western edge of the village and forms part of the land associated with the Green Dragon Inn, part of which is the current car parking facility and covers an area of 0.49 hectares. The northern end of the application site is an open green space; the south western corner of the application site is open fronted onto the highway and used for car parking; the south eastern corner of the site is also grassed but with some areas of hard surfacing.
- 1.2 Extensive landscaping lies along the front boundary and trees are positioned along the side and rear boundaries; a tree assessment has been received. The land slopes upwards slightly from the road.
- 1.3 It is proposed to construct five two storey detached dwellings on the larger area of land towards the north of the site. Three of the dwellings would have three bedrooms and two of the dwellings would have four bedrooms.
- 1.4 The matters for approval at this stage are access, landscaping and layout. The remaining matters, i.e. appearance and scale would be for a later application if this is approved.
- 1.5 The scheme proposes to construct two dwellings facing onto the main village street and the remaining three set further back within the site facing onto a cul de sac. All the properties would have vehicular access from the cul de sac.
- 1.6 The application also includes a proposal to create a formal car park to be used in association with the public house with 21 spaces, and a separate access from the village road. This would be at the southern end of the application site.
- 1.7 Many of the existing trees and hedges would be removed as part of the proposed scheme. A landscaping scheme indicating the position of replacement trees and hedgerows has been submitted.
- 1.8 The Green Dragon public house is listed as an Asset of Community Value.

## **2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

- 2.1 2/97/048/0324 - Outline application for the construction of a detached bungalow and domestic garage; Refused 21 July 1997.

## **3.0 RELEVANT PLANNING POLICIES**

### 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development  
Core Strategy Policy CP2 - Access  
Core Strategy Policy CP4 - Settlement hierarchy  
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets  
Core Strategy Policy CP17 - Promoting high quality design  
Core Strategy Policy CP21 - Safe response to natural and other forces  
Development Policies DP1 - Protecting amenity  
Development Policies DP4 - Access for all  
Development Policies DP9 - Development outside Development Limits  
Development Policies DP30 - Protecting the character and appearance of the countryside  
Development Policies DP32 - General design  
Development Policies DP43 - Flooding and floodplains  
Interim Guidance Note - adopted by Council on 7th April 2015  
National Planning Policy Framework - published 24 July 2018

## 4.0 CONSULTATIONS

4.1 Parish Council – No comments received.

4.2 Highway Authority – Visibility to the south east of the proposed public house car park access is currently obscured by vegetation to the frontage of the Green Dragon. It is recommended that the vegetation is removed to secure visibility leaving the public house car park access. Whilst visibility in this direction is sub-standard, the applicant is proposing to formalise the existing car park access/egress. Given the width and geometry of the carriageway at this location, it is highly unlikely that a vehicle would approach from the south east travelling on the north side of the carriageway and therefore it is considered that the visibility in this direction should not be an issue. The Local Highway Authority has concerns over the available parking associated with the Green Dragon public house during the construction phase of the residential site. Consequently a condition for the provision of parking for the public house prior to construction of the residential site has been included within the recommendation.

4.3 Yorkshire Water – no comments required.

4.4 Environmental Health Officer - No objection in principle, subject to a condition to secure investigation and remediation of any land contamination.

No information is included explaining how the potential for occupiers of the new properties to be disturbed by activities at the public house has been assessed and addressed. This is a matter which should be addressed should a full application be submitted.

4.5 Public comments – observations have been received from four local residents; two of whom object with their comments summarised as follows:

- Exelby has a 40mph limit through it and a number of complaints have been raised by local residents as this speed is often exceeded making it dangerous to a) cross the road and b) reverse off any of the 5 driveways currently on the B6285 (opposite the proposed site);
- The introduction of five dwellings and the re-opening of the Green Dragon Public House will increase the volume of vehicles using the road through the village and until the excessive speeding complaint has been resolved there would be a higher than average chance of an "incident" occurring in that area; and

- The new access would form a crossroads with the access site opposite, creating a hazardous situation, which would restrict the saleability of the existing dwelling in the future.

Two comments are in support of the proposed development and are summarised as follows:

- The development will aid the sustainability of the village and neighbouring communities, improving the viability of the pub and support existing local services;
- The draft layout and streetscape are attractive and support and enhance the appearance of this part of Exelby. The proposed development will sympathetically extend the line beyond the pub but still falls short of the building line of the bungalows opposite;
- Separation of the pub entrance and the entrance to the houses makes sense environmentally and socially. Two distinct entrances will make the road safer than the present free-for-all entry;
- The pub gains a far superior, and far safer, car park;
- The provision of modern, appropriately designed family houses will attract families to the village, which are acutely lacking at present; the demographic of Exelby is at the older end of the scale and the village would benefit from a younger influx to balance the demographic slightly and improve the long term sustainability of the village; and
- A mixture of new, architecturally varied, houses as proposed on the plot, will vastly improve the appeal of the village.

## 5.0 OBSERVATIONS

- 5.1 The main issues for consideration in this case relate to (i) the principle of new dwellings in this location outside Development Limits; (ii) an assessment of the likely impact of the proposed dwelling on the character and appearance of the village and the rural landscape; (iii) community engagement; (iv) neighbour amenity; (v) the effect on the existing trees; and (vi) highway safety.

### The principle of development

- 5.2 The site falls outside of Development Limits as Exelby does not feature within the settlement hierarchy defined within Policy CP4 of the Core Strategy. Policy CP4 states that all development should normally be within the Development Limits of settlements. Policy DP9 states that development will only be granted for development "in exceptional circumstances". The applicant does not claim any of the exceptional circumstances identified in Policy CP4 and, as such, the proposal would be a departure from the Development Plan. However, it is also necessary to consider more recent national policy in the form of the National Planning Policy Framework (NPPF). Paragraph 78 of the NPPF states:

"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby".

- 5.3 To ensure appropriate consistent interpretation of the NPPF alongside Policies CP4 and DP9, on 7 April 2015 the Council adopted Interim Policy Guidance (IPG) relating to Settlement Hierarchy and Housing Development in the Rural Areas. This guidance is intended to bridge the gap between CP4/DP9 and the NPPF and relates to residential development within villages. The IPG has brought in some changes and

details how Hambleton District Council will now consider development in and around smaller settlements and has included an updated Settlement Hierarchy.

- 5.4 The IPG states that the Council will support small-scale housing development in villages where it contributes towards achieving sustainable development by maintaining or enhancing the vitality of the local community and where it meets all of the following criteria:
1. Development should be located where it will support local services including services in a village nearby.
  2. Development must be small in scale, reflecting the existing built form and character of the village.
  3. Development must not have a detrimental impact on the natural, built and historic environment.
  4. Development should have no detrimental impact on the open character and appearance of the surrounding countryside or lead to the coalescence of settlements.
  5. Development must be capable of being accommodated within the capacity of existing or planned infrastructure.
  6. Development must conform with all other relevant LDF policies.
- 5.5 In the settlement hierarchy contained within the IPG, Exelby is defined as an Other Settlement. To satisfy criterion 1 of the IPG the proposed development must provide support to local services including services in a village or villages nearby. However, the villages in question must be sufficiently close together to be able to cluster and have a good collective level of shared service provision in order to be a sustainable community.
- 5.6 The site lies within the village of Exelby in which there is the Green Dragon pub and it lies approximately 2km from the edge of Burneston, which is defined as a Secondary Village with facilities including a school, a pub and a church. Other economic benefits of the scheme include the short term boost to the rural economy during construction. It is considered that the proximity to Burneston allows Exelby to form a cluster that represents a sustainable community and therefore the proposed development satisfies criterion 1.
- 5.7 The proposed car park and its access are proposed to be provided immediately adjacent to the public house, at the southern end of the planning application site. The proposed development would replace the existing informal parking area to the side of the pub and there are no objections to its provision in this location. A condition is recommended to ensure that the car park is provided prior to the residential development as part of the proposed housing development would lie on the existing car park and could therefore result in no parking spaces being available for the pub.

#### Character and appearance of the village and the rural landscape

- 5.8 In order to draw support from the Council's adopted Interim Policy Guidance (IPG) proposals must be small in scale and provide a natural infill or extension to an existing settlement and also conform to other relevant Local Development Framework Policies.
- 5.9 Within the IPG small scale development adjacent to the main built form of a settlement "will be supported where it results in incremental and organic growth". It is important to consider the likely impact of the proposed development with particular regard to criteria 3 and 4 of the IPG. The main part of the application site lies beyond the built up part of the village and is an undeveloped field beyond the built up

boundary of the village. The following detailed advice within the IPG is considered to be relevant:

"Proposals will be assessed for their impact on the form and character of a settlement. Consideration should be given to the built form of a settlement, its historical evolution and its logical future growth and how the proposal relates to this."

"Any detrimental impact on the character, appearance and environmental quality of the surrounding area should be avoided and development should not compromise the open and rural character of the countryside."

- 5.10 Although much of the application site is undeveloped its position is in line with, and opposite existing residential development. The site has more in character with the built form of the village than the rural landscape beyond. Most of the development in this part of Exelby is frontage development and therefore it would be anticipated that frontage development would be most appropriate in this location. The application site lends itself to development in depth, due to its well-defined boundaries and its close relationship to the public house and the village. The site does not appear as part of the rural landscape and the development of the entire site in depth, as a cul de sac, would not detract from the form and character of the village or from the character and appearance of the adjacent countryside.
- 5.11 It is considered that the development proposed, without the loss of rural landscape, would not be detrimental to the built form of the village. There would be no harmful impact to the natural, built and historic environment and is in accordance with these aspects of the IPG.

#### Community Engagement

- 5.12 Public consultation should be a genuinely meaningful exercise and must be guided by the Council's Statement of Community Involvement and paragraph 128 of the NPPF.
- 5.13 Paragraph 128 of the NPPF sets an expectation that developers should work closely with those affected by their proposals to evolve designs that take account of the views of the community. This is reflected in the Council's Statement of Community Involvement (SCI), which requires that communities are offered genuine choice and a real opportunity to influence proposals in consultation exercises. The NPPF states that proposals that can demonstrate this in developing the design of the new development should be looked on more favourably
- 5.14 In September 2018 a leaflet outlining the scheme was posted to 110 properties within and close to the village. The applicant received 10 responses, most of which were in support. The responses received were similar to those received by the Council and noted in Section 4.6 above.

#### Residential amenity

- 5.15 LDF Policy DP1 requires that all development proposals must adequately protect amenity, particularly with regard to privacy, security, noise and disturbance, pollution (including light pollution), vibration and daylight. The closest neighbours would be the two semi-detached bungalows that lie on the opposite side of the road and the proposed layout shows the position of the dwellings at Plots 1 and 2 would be directly opposite these bungalows. The distance between the properties would be approximately 21m between the front elevations of the existing and proposed dwellings and (subject to the final details of the design of the proposed development) it is not considered that this would have a harmful effect on residential amenity.

- 5.16 The position of the dwellings within the application site is such that it would achieve satisfactory levels of separation to avoid overlooking and overshadowing. The effects of the proposed dwellings on the amenity of existing local residents would be properly assessed following the submission of a detailed reserved matters application but it is anticipated that an appropriately designed scheme would avoid overlooking or an overbearing aspect existing and new residents.
- 5.17 The proposed public house car park lies immediately adjacent to the side of Plot 1 and the side and rear of Plot 5. This close relationship could give rise to an adverse impact on the residential amenity of the proposed occupants as a result of noise disturbance, potentially at unsocial hours as the pub closes. The Council's Environmental Health Officer recommends the submission of an assessment prior to the submission of a reserved matters application, together with details of how any concerns raised could be addressed. The agent has confirmed that a scheme of mitigation, (which could include acoustic fencing, landscaping, enhanced glazing specification and mechanical ventilation) will be submitted following an acoustic assessment. Given the relationship of the Public House to other nearby residential properties, it is considered appropriate to deal with this issue by way of condition.
- 5.18 The proposed development would therefore accord with LDF Policy DP1.

#### Effect on trees and hedgerows

- 5.19 LDF Policy DP30 states that "the openness, intrinsic character and quality of the District's landscape will be respected and where possible enhanced...the design and location of new development should take account of landscape character and its surroundings, and not have a detrimental effect on the immediate environment and on any important long distance views."
- 5.20 A detailed tree assessment has been submitted with the application, which concludes that 2 trees are of a high quality and make a substantial contribution to the site and 8 trees are considered to be of moderate quality. A total of 19 trees within the application site need to be removed in order for the development to be undertaken; 16 of which are classified within the assessment as being of low value. Three of the trees to be removed are classified within the moderate category.
- 5.21 A total of 8 trees would be retained, two of which are fruit trees; their retention has been recommended for ecological reasons as they provide important wildlife habitat. New tree planting is proposed along the boundaries and within the site.
- 5.22 The existing hedgerows along the front and side boundaries of the site would be removed, which would have a greater impact on the appearance of the site due to the loss of lower level vegetation, which is apparent on the approach into the village from the north. The existing hedgerows are not considered to be of good quality and the proposed replacement landscaping includes new hedgerows around the perimeters and within the site, the latter to provide the boundaries to the individual plots.
- 5.23 Mitigation is recommended for the construction phase of the site and a condition is recommended to ensure tree protection measures are put in place.
- 5.24 It is considered that trees and hedgerows to be removed are of relatively poor quality and new planting is proposed to compensate and which would help to assimilate the new development into the village environment in accordance with Policy DP30.

#### Highway matters

- 5.25 The existing pub car park comprises an area of land informally used for parking and which is open along its length to the road. This means that cars can access the

parking area along any part of its frontage; likewise egress can take place at any point. The provision of a formal access point would improve safety.

- 5.26 Amendments have been received to ensure that the visibility splay from the new cul de sac access would comply with the requirements for a 40mph speed limit. Notwithstanding the position of the proposed access opposite existing individual access points, the Highway Authority does not consider that the proposed development would give rise to highway safety issues; conditions are recommended.

## **6.0 RECOMMENDATION**

- 6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:

1. Application for the approval of all of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this decision and the development hereby approved shall be begun on or before whichever is the later of the following dates: i) Five years from the date of this permission ii) The expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
2. The development shall not be commenced until details of the following reserved matters have been submitted to and approved by the Local Planning Authority: (a) the scale, design and external appearance of each building, including a schedule of external materials to be used.
3. No above ground construction work shall be undertaken until details of the materials to be used in the construction of the external surfaces of the development have been submitted in writing to the Local Planning Authority for approval and samples have been made available on the application site for inspection (and the Local Planning Authority have been advised that the materials are on site) and the materials have been approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.
4. All new, repaired or replaced areas of hard surfacing shall be formed using porous materials or provision shall be made to direct run-off water from the hard surface to an area that allows the water to drain away naturally within the curtilage of the property.
5. No above ground construction work shall be undertaken until a detailed landscaping scheme indicating the type, height, species and location of all new trees and hedgerows illustrated on drawing number S421 003E, has been submitted to and approved by the Local Planning Authority. No part of the development shall be used after the end of the first planting and seeding seasons following the approval of the landscaping scheme, unless the approved scheme has been completed. Any trees or plants which within a period of 5 years of planting die, are removed, or become seriously damaged or diseased, shall be replaced with others of similar size and species.
6. The development shall not be commenced until a plan has been submitted to and approved by the Local Planning Authority to show the positions and height of protective fences in respect of the retained trees, the areas for the storage of materials and the stationing of machines and huts, and the direction and width of temporary site roads and accesses.
7. The development shall not be commenced until tree guards, comprising chestnut pale fencing, at least 1.5 metres high have been erected on the perimeter of the branch spread of all the trees shown as being retained. The guards shall be

maintained in position and in good order during the whole period of works on site. Works, including the removal or deposit of earth or other materials shall not be carried out within the tree guards without the prior consent of the Local Planning Authority.

8. No development shall take place until a noise assessment has been submitted to and approved in writing by the Local Planning Authority demonstrating the mitigation required to reduce the impact of the car park on the proposed dwellings at Plots 1 and 5. The scheme shall be fully implemented in accordance with the approved details prior to the first use of the development. The scheme shall thereafter be maintained in accordance with the approved details.
9. Prior to construction of any building or regrading of land commencing detailed cross sections shall be submitted to and approved in writing by the Local Planning Authority, showing the existing ground levels in relation to the proposed ground and finished floor levels for the development and the relationship to adjacent development. The levels shall relate to a fixed Ordnance Datum. The development shall be constructed in accordance with the approved details and thereafter be retained in the approved form.

These details are required prior to construction or regrading because they could otherwise be compromised and in order to minimise the risk of abortive work being undertaken.

10. The following land contamination investigation, remediation and verification conditions must be addressed sequentially.
  - (a) The outcome of the investigations will indicate the further site investigation, remediation and verification that may be required. In all instances if contamination is found or suspected at any time during development that was not previously identified all works shall cease and the Local Planning Authority shall be notified in writing immediately. No further development shall be undertaken until a detailed site investigation and risk assessment, having regard to current best practice, has been carried out. Where remediation is necessary a Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority before any further development occurs.
  - (b) No development shall commence until a 'Phase 1' Preliminary Risk Assessment (including Desk Study, Site Walkover and Conceptual Site Model), having regard to current best practice, has been submitted to and approved in writing by the Local Planning Authority.
  - (c) No development shall commence until a 'Phase 2' intrusive site investigation and risk assessment, having regard to current best practice, has been submitted to and approved in writing by the Local Planning Authority.
  - (d) No development shall commence until a 'Phase 3' Remediation Strategy, having regard to current best practice, has been submitted to and approved in writing by the Local Planning Authority unless the outcome of the 'Phase 2 Investigation' shows that remediation is not required.
  - (e) No development shall commence until the approved remediation scheme has been implemented.
  - (f) In the circumstances that remediation has been required the development shall not be occupied until a Verification Report, having regard to current best practice, has been submitted to and approved in writing by the Local Planning Authority.

11. There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and programme.
12. There shall be no access or egress by any vehicles between the highway and the residential site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 110 metres measured along both channel lines of the major road from a point measured 2.40 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 0.60m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
13. 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 in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority: (a) vehicular and pedestrian accesses (including visibility splays from the public house access); (b) vehicular parking; and (c) vehicular turning arrangements.
14. Unless approved otherwise in writing by the Local Planning Authority, no construction or site clearance works to the residential aspect of the site shall be undertaken until the proposed public house access and associated car parking area has been constructed in accordance with the approved details. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
15. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority agrees in writing to their withdrawal.
16. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of: (a) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway; and (b) on-site materials storage area capable of accommodating all materials required for the operation of the site. The approved areas shall be kept available for their intended use at all times that construction works are in operation.
17. The permission hereby granted shall not be undertaken other than in complete accordance with drawings numbered S421 SK 001; and S421 003E received by Hambleton District Council on 3 October 2018 and 18 January 2019 unless otherwise approved in writing by the Local Planning Authority.

18. Within the development hereby approved, three of the dwellings shall have three bedrooms or fewer and two of the dwellings shall have four bedrooms or fewer.

The reasons are:

1. To ensure compliance with Section 92 of the Town and Country Planning Act, 1990.
2. To enable the Local Planning Authority to properly assess these aspects of the proposal, which are considered to be of particular importance, before the development is commenced.
3. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole in accordance with Hambleton Local Development Framework Policy CP17.
4. To reduce the volume and rate of surface water that drains to sewers and watercourses and thereby not worsen the potential for flooding in accordance with Hambleton LDF Policies CP21 and DP43.
5. In order to soften the visual appearance of the development and provide any appropriate screening to adjoining properties in accordance with LDF Policies CP16 and DP30.
6. In the interest of ensuring the continuing good health of the trees which make a significant contribution to the amenities of the area, in accordance with LDF Policies CP16 and DP30.
7. In the interest of ensuring the continuing good health of the trees which make a significant contribution to the amenities of the area, in accordance with LDF Policies CP16 and DP30.
8. To protect the amenity of adjacent residents in accordance with LDF Policy DP1.
9. To ensure that the development is appropriate in terms of amenity in accordance with Local Development Framework Policies CP1 and DP1.
10. To ensure safe development of the site and to protect human health and the environment in accordance with LDF Policies.
11. In the interests of highway safety in accordance with LDF Policies CP2 and DP4.
12. In the interests of highway safety in accordance with LDF Policies CP2 and DP4.
13. To ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development in accordance with LDF Policies CP2 and DP4.
14. 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 LDF Policies CP2 and DP4.
15. To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety in accordance with LDF Policies CP2 and DP4.
16. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area in accordance with LDF Policies CP2 and DP4.

17. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies.
18. In order that the size and type of units within the development are appropriate.

#### Informatives

1. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, the following bins and recycling box conforming to European Standard EN840 should be provided by the developer for the exclusive use of the occupants of that dwelling:

1 x 240 litre black wheeled bin for general waste  
1 x 240 litre black wheeled bin with a blue lid for mixed household recycling; and  
1 x 55 litre blue recycling box for glass bottles and jars.

In order to guarantee EN840 compliance the Council will only collect from bins and boxes sourced from Hambleton District Council - Waste and Streetscene.

If the developer does not pay for bins and boxes, each new resident will be required to pay for them. In the event that no payment is made, the Council will not collect waste and recycling from the dwelling concerned.

Further details of the Council's Waste and Recycling Collection Policy and the charges for bins and boxes is available at [www.hambleton.gov.uk](http://www.hambleton.gov.uk) or by telephoning 01609 779977.

2. The proposals required by condition 13 shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at [www.northyorks.gov.uk](http://www.northyorks.gov.uk).