

Parish: Shipton
Ward: Easingwold
12

Committee date: 7 February 2019
Officer dealing: Miss Charlotte Cornforth
Target date: 11 February 2019

18/02371/OUT

**Demolition of Shipton Methodist Church and Hawthorn Cottage and the construction of two dwellings with associated infrastructure (access and layout to be considered)
At Methodist Church, Main Street, Shipton By Beningbrough
For Mrs S Hodgson**

This application is referred to Planning Committee as the application is a departure from the Development Plan as part of the site lies outside Development Limits.

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The application site currently comprises a two storey cottage known as Hawthorn Cottage and a single storey 1950s brick built Methodist Church. The site is approximately 115 metres in length and 17.5 metres in width. The site is a long rectangle with a frontage onto Main Street of 16 metres.
- 1.2 The site is bounded to the south by the Grade II listed building of 'The Old School' forming two residential dwellings of School Cottage and The Old School (two storey dwellings) and the north by Highfield House (a three storey dwelling). To the west is Main Street and to the rear there is area of enclosed grass land with some tree and hedgerow planting on the northern and southern boundaries. Beyond that is a field.
- 1.3 The site is located relatively central within the village of Shipton by Beningbrough to the east side of the Main Street (the A19). The village of Shipton is defined as a Secondary Village within the settlement hierarchy, making it a sustainable location. The agent has provided details of the amenities and facilities in the village and these include:
- The Anglican Church;
 - Forest of Galtres Anglican Methodist Primary School;
 - St Catherine's Care Home;
 - Dawnay Arms Public House;
 - Community Centre;
 - Bowling Green;
 - Children's Play Area;
 - Sports Field; and
 - Bus links to York, Easingwold and outlying villages.
- 1.4 Vehicular access to the site is via the existing vehicular access to the site serving car parking for the cottage and Church. This access is also used by the Old School to the south of the site. Currently, the western section of the site is used for car parking associated with the Church and Hawthorn Cottage.
- 1.5 The proposal seeks outline consent for the demolition of Shipton Methodist Church and Hawthorn Cottage and the construction of two dwellings with associated infrastructure.
- 1.6 The matters of detail for approval at this stage are access and layout. The remaining matters, i.e. appearance, landscaping and scale would be for a later application if this is to be approved.

- 1.7 The submitted layout shows two detached dwellings. The agent has advised that Plot one would be a four-bedroom, two-storey dwelling with a gross internal floor area of 160 square metres, with Plot 2 being a three-bedroom bungalow with a gross internal floor area of 80 square metres.
- 1.8 A single storey, three bay garage detached building is proposed on the land between the plots, on the northern boundary. This is following the demolition of a small outbuilding. Plot 1 would have two garages and two car parking spaces to the front of these garages. Plot 2 would have one garage space, a car parking space in front of the garage and a further car parking space to the south of the gable of the plot and two car parking spaces.
- 1.9 The dwelling, Hawthorn Cottage, and the front third of the Methodist Church building are within Development Limits, however the rear two-thirds of the Church is outside Development Limits. The whole of the site lies within the inset in the York Green Belt. The proposed dwelling and garage Plot 1 are within Development Limits, the dwelling and garage on Plot 2 are outside Development Limits.
- 1.10 Amendments were sought during the course of the application. The amendments made increase the number of car parking spaces for the plots so that plot 1 has 2 garage and 2 surface parking space and plot 2 has 1 garage and 2 surface spaces, this is an additional garage and parking space for plot 1.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 77/1603/FUL - Extension to existing Church for use as a school room; Granted 1977.

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 Policy DP1 - Protecting amenity
Development Policy DP3 - Site accessibility
Development Policy DP4 - Access for all
Development Policy DP8 - Development Limits
Development Policy DP9 - Development outside Development Limits
Development Policy DP10 - Form and character of settlements
Development Policy DP28 – Conservation
Development Policy DP30 - Protecting the character and appearance of the countryside
Development Policy DP32 - General design
Development Policy DP33 - Landscaping
Development Policy DP43 - Flooding and floodplains
Interim Guidance Note - adopted by Council on 7th April 2015
Size, Type and Tenure of New Homes SPD - adopted September 2015
National Planning Policy Framework - published 24 July 2018

4.0 CONSULTATIONS

- 4.1 Parish Council – Object for the following reasons:

- There are concerns regarding implications for traffic going in and out of the shared drive as there is bike lane on path to consider and cars are often parked on the road in that area making exiting the drive difficult visually;
- With regards to the shared access drive there were queries about how this would work, and how vehicles would turn before exiting so they did not have to reverse onto the A19;
- The PC also wants to ensure that the bench in front of the church is considered. The PC would like it to remain in situ and request that the boundary reflects this; and
- The PC would also like to know what the future plans for the rest of the plot west of the proposed properties is. [Officer note: reference is expected to say east, rather than west]

4.2 Highway Authority – no objection to the proposal, subject to suggested conditions regarding the discharge of surface water, visibility splays, the provision of access, turning and parking areas, precautions to prevent mud on the highway and on-site parking and storage during construction

4.3 Environmental Health Officer - The applicant/agent has not identified any potential sources of contamination on the form and therefore the risk of contamination affecting the development or end users is considered to be low. Therefore, no objection.

4.4 Yorkshire Water – recommend conditions in terms of there being separate systems of drainage for foul and surface water on and off site.

Also notes that there are no public surface water sewers available in the vicinity of the site. However, they note from the application details that surface water will drain via soakaway. No remark is made about any restriction over disposal of foul sewage to the foul sewer.

4.5 RAF Linton on Ouse – No safeguarding objection.

4.6 Public comments – 16 letters of objection have been received regarding the original proposal and following the re-consultation on the amended plans. A summary of the objections are:

- Private rights of access must be maintained during construction
- Impact on the amenity of neighbours' loss of privacy and loss of quality of residential environment
- The site should be retained to provide parking space that reduces on-street parking
- Double yellow lines to prevent obstruction
- Impact during building works, hours, noise, dust
- Hawthorne Cottage should be retained to save its character
- Site was gifted and should be used for affordable housing or a peace garden
- Loss of a community hall used for a range of functions, community café, youth club, yoga classes etc.

5.0 OBSERVATIONS

5.1 The main issues to consider are: (i) the principle of development, including the demolition of Hawthorne Cottage, demolition of the Methodist Church, the loss of the community facility and construction of a dwelling; (ii) the impact on the character of the village (iii) heritage assets (iv) housing, size, type and tenure; (v) residential amenity; (vi) highway safety; (vii) flood risk and drainage and; (viii) land contamination.

The principle of development – the demolition of Hawthorn Cottage

- 5.2 The existing dwelling of Hawthorne Cottage is located within the Development Limits of Shipton by Beningbrough where residential development is acceptable in principle in accordance with Policy DP8.
- 5.3 In accordance with Policy DP8, new development should be sympathetic in scale and location to the form and character of the settlement.
- 5.4 The existing dwelling is a small two storey detached dwelling with a cement rendered façade under a concrete tiled roof. It is considered that the existing bungalow is not a distinct or high quality example of architecture.
- 5.5 Layout is to be considered at this outline approval stage and Plot 1 where the replacement dwelling will be sited retains the building line of the village. However, it does extend wider on the frontage than the existing dwelling and careful consideration needs to be given to the impact of demolition and new development upon the Grade II listed building of The Old School to the south of the site that will be discussed later in the report.
- 5.6 It is considered that the plot is capable of accommodating a two storey dwelling, given that the existing dwelling is two storey. However, the overall scale and appearance will be considered as part of the reserved matters scheme. The agent has suggested that the dwelling will be constructed from brick and clay pantiles which are a significant improvement on the existing materials of cement render and a concrete tiled roof. The overall building material in the area is brick.
- 5.7 It is considered that the principle of demolishing Hawthorn Cottage and building a two storey dwelling is acceptable in this instance.

The demolition of the Methodist Chapel

- 5.8 The existing Church was built in 1955 and is constructed from brick with a tiled roof. It is considered that the existing Church is not a distinct or high quality example of architecture. The agent has advised that the building is outdated and is in need of significant repair and refurbishment.

The loss of the community facility

- 5.9 The Methodist Church is regarded as an existing community facility. Policy DP5 (Community facilities) states:

Proposals that will lead to the loss of community facilities will only be permitted if:

- There is a demonstrable lack of community need for the facility, and the site or building is not needed for an alternative community use; or
 - Retention of the community facility is clearly demonstrated not to be financially viable when operated either by the current occupier or by any alternative occupier; or
 - An alternative facility is provided, or facilities are combined with other facilities, which meets identified needs in an appropriately accessible location.
- 5.10 The supporting statement advises that regular worship at the Methodist Church ceased in 2013. The supporting statement further advises the following:
- An ageing congregation and a lack of new members has resulted in the Church no longer being used for regular worship since 2013;

- The Methodist Church have explored alternative uses for the building including its use by Church members as an outreach project, but the religious philosophy was not always embraced by the community;
- The use of the Church as a non-religious community facility is no longer viable as the community centre already provides this role for people of the village;
- The closure of the building as a place of workshop is regrettable but the village is blessed by having the Anglican Church at its heart; and
- There are Methodist Churches in the outlying district at Easingwold, Haxby, Clifton, Huby, Stillington, Hushwaite and Sheriff Hutton which are all within easy travelling distance of Shipton by Beningbrough (by car and some by public transport)

5.11 In light of the above, and noting the lack of comment from the Parish Council or others about the loss of the community facility it is considered that there is no demonstrable evidence of need for the facility. Whilst it is also noted that the closure of the church for worship in 2013 occurred there has not been a significant need for the continuing use of the building or site for community use as a church or for other community uses. The test of Policy DP5 i) is met; as only one criteria of DP5 is required to be met, so the requirements of DP5 overall are therefore satisfied. Additionally the Church has found that the use of the building as a community facility is not financially viable and, the community centre on the northern edge of the village fulfils the community needs of the village and the Anglican Church has welcomed the Methodist Church members.

5.12 It is considered that the proposal satisfies the requirements of Policy DP5 and whilst regrettable to local residents, there are no planning reasons to resist the proposal for the Methodist Church to be demolished in this instance.

The construction of one dwelling in place of the Methodist Chapel

5.13 In terms of housing development, to ensure appropriate consistent interpretation of the NPPF alongside Policies CP4 and DP9, the Council has 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.

5.14 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.

5.15 Within the settlement hierarchy contained within the IPG, Shipton by Beningbrough is defined as a Secondary Village and therefore is considered a sustainable location for development; satisfying criterion 1 of the IPG that proposed development must

provide support to local services including services in a village or villages nearby. Whilst the development will reduce the range of services available the proposal will be able support the remaining services.

The character of the village

- 5.16 With regard to criterion 2 of the IPG, development must be small in scale and reflect the existing built form and character of the village. The proposal is for one dwelling under this guidance and it is therefore considered small in scale as the IPG refers to small scale comprises up to five dwellings.
- 5.17 With regard to Plot 2, a single storey dwelling to replicate the existing scale of the Methodist Chapel is considered acceptable without causing harm to the setting of the village.
- 5.18 Criterion 3 states that development must not have a detrimental impact upon the natural, built and historic environment. By virtue of the siting of the proposed dwelling and the landscape features that are to be retained, notably the trees on the northern and southern boundaries of the site to the rear of Plot 2, the proposal is considered not to have a detrimental impact upon the character or appearance of the natural or built environment. There is no recorded heritage or ecological interest in the site. Consideration needs to be given to the impact of development upon the Grade II listed building to the south of the site 'The Old School' that will be discussed in the next part of this report.
- 5.19 Criterion 4 states development should have no detrimental impact on the open character and appearance of the surrounding countryside or lead to the coalescence of settlements. The agent has shown a notional rear building line on the submitted drawings and whilst a very small element of the built form of Plot 2 encroaches beyond this to the east, it is considered that the development will not encroach into the open countryside to the east.
- 5.20 In light of the above, the proposal is considered to not have a detrimental impact upon the open character and appearance of the surrounding countryside or lead to the coalescence of settlements.

Heritage assets

- 5.21 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to have special regard to the desirability of preserving any listed building affected by the proposal or its setting or any features of special architectural or historic interest which it possesses. Considerable importance and weight is to be given to these issues in applying the balancing exercise in reaching a decision on the case.
- 5.22 To the south of the site is a heritage asset; the Grade II listed building of The Old School. It has been converted from an educational use to two private dwellings; The Old School and School Cottage. The site is not within or close to a Conservation Area.
- 5.23 The significance of the building lies with its historic value as a former school and aesthetic value, with its decorative features. These features include the northern gable, with a decorative external chimney with tall brick stacks and stone quoin details, water-tabling, kneelers, stone door and window surrounds, ornate door hinges and bracketed clock.
- 5.24 The development will result in the built form being closer to the northern gable of the School Cottage. However, the driveway between will remain and maintain the gap so

that there will still be clear public vantage points of this gable. The diminutive dwelling, Hawthorne Cottage and the inferior external materials do not contribute to the quality of the area. There is potential to enhance the overall quality of the area by introducing development of a high quality in terms of building materials.

- 5.25 It is considered that the proposal will not have a harmful impact upon the setting of the Grade II listed building. The proposal therefore meets the requirements of the Act, the LDF Policy and the NPPF.

Housing size, type and tenure

- 5.26 The submitted layout shows two detached dwellings. The agent has advised that Plot 1 would be a four-bedroom, two-storey dwelling with a gross internal floor area of 160 square metres, with Plot 2 being a three-bedroom bungalow with a gross internal floor area of 80 square metres.
- 5.27 There is a shortage of bungalows across the District and the provision of one in this case is welcomed. The detail proposals will be required at the Reserved Matters stage and will be tested against the prevailing policy at that time. A condition can be imposed to require compliance with the policy and Supplementary Planning Document relating to size, type and tenure.

Residential amenity

- 5.28 It is considered that the site is capable of accommodating two dwellings without prejudicing residential amenity, particularly that of Highfield House, School Cottage and the Old School. Highfield House is a three storey dwelling and The Old School is a two storey dwelling. Plot 1 is envisaged to be two storey like the existing dwelling of Hawthorn Cottage and Plot 2 single storey like the existing Church. Plot 1 would be closer to northern gable of The Old School in terms of built form. However, it is likely that the principal outlooks for this dwelling will be to the east and west and not towards the northern gable of School Cottage. There are no windows on the northern gable of the School Cottage.
- 5.29 The development as a whole is resulting in a net gain of 1 residential dwelling, but this is replacing a community facility where there would have been activity in terms of cars and pedestrians. This activity may not be as frequent as a dwelling in terms of daily activities in the form of cars and occupiers, however, it is important to note that the site is not currently a piece of land with no use.
- 5.30 The issue of residential amenity particularly privacy is to be addressed at the reserved matters stage. There is no reason to conclude at this stage that the scheme would result in an overbearing presence or cause a loss of light to neighbours.
- 5.31 The site is considered capable of providing adequate private amenity space for the proposed dwellings. There is adequate bin storage as shown on the submitted layout plans within the gardens of the proposed dwellings.

Highway safety

- 5.32 Criterion 5 of the IPG states that development must be capable of being accommodated within the capacity of existing or planned infrastructure.
- 5.33 Vehicular access to the site is via the existing vehicular access to the site serving car parking for the cottage and Church. This access is also used by the Old School to the south of the side. Currently, the western section of the site is used for car parking associated with the Church and Hawthorn Cottage. Visibility for vehicles leaving the

site is in excess of 2.4 metres by 90 metres to both the north and south of the site entrance.

- 5.34 A single storey, three-bay garage detached building is proposed on the land between the plots, on the northern boundary. This is following the demolition of a small outbuilding. Plot 1 will have 2 garages and two car parking spaces to the front of these garages. Plot 2 will have one garage space, a car parking space in front of the garage and a further car parking space to the south of the gable of the plot and two car parking spaces.
- 5.35 The Highway Authority has raised no objection to the proposal in this respect and has suggested conditions. The comments from the neighbours are noted in terms of highway safety, parking, turning and the construction phrase. However, it is considered that the planning conditions address these concerns.

Flood risk and drainage

- 5.36 The application site is located in Flood Zone 1 where land is assessed as having a less than 1 in 1000 annual probability of river or sea flooding (low probability). The site has been assessed as being at low risk from other forms of flooding.
- 5.37 Foul drainage would be disposed of via the mains and surface water via a soakaway. The exact details of which can be agreed by planning condition. There is no evidence to suggest that the demands on the infrastructure of the village arising from the development (in respect of drainage or any other matter) would be so great that the infrastructure would be unable to cope with the additional development or cause harm to the amenity of the village.

Land contamination

- 5.38 The application has been accompanied by a Preliminary Assessment of Land Contamination (PALC). The Scientific Officer has assessed PALC form submitted in support of the application. It does not identify any potential sources of contamination on the form and therefore the risk of contamination affecting the development or end users is considered to be low.

Planning balance

- 5.39 The proposal would create two homes in a sustainable location, without causing harm to the appearance of the settlement, the heritage asset and without harm in terms of highway safety or the capacity of local infrastructure.
- 5.40 The loss of the Church whilst regrettable to local residents, it is considered that there are no planning reasons for its demolition in this instance.
- 5.41 The scheme is found to result in social gains through the provision of new housing, the economic impact through the development would be small but positive and the environmental impacts as a consequence of the development are positive. The concerns for the amenity of neighbours (where they are relevant to planning and are not controlled by other legislation) can be controlled by planning conditions. The concerns expressed regarding displaced off-street parking are not matters that should outweigh the provision of an additional home in a sustainable location. No other material considerations would preclude a grant of planning permission. Overall the scheme is found on balance to be acceptable.

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 all of the development hereby approved shall be begun before the expiry of whichever is the later of the following: i) Three 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. No development shall commence until details of all the reserved matters have been submitted to and approved by the Local Planning Authority: (a) the means of access to the building plot(s), (b) the siting, design and external appearance of each building, including a schedule of external materials to be used; (c) the landscaping of the site; (d) the layout of the proposed building(s) and space(s) including parking and any external storage areas; and (e) the scale (including the number) of buildings overall.
 3. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) Site Location Plan 1100 01 LP and Site Plan as Proposed 1100 01 05 B unless otherwise approved in writing by the Local Planning Authority.
 4. No above ground construction work shall be undertaken until details and samples of the materials to be used in the construction of the external surfaces of the development 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.
 5. This decision grants permission for no more than 2 dwellings. The size of each dwelling in the reserved matters submission shall reflect the mix and size requirements as expressed in the Size, Type and Tenure SPD.
 6. The site shall be developed with separate systems of drainage for foul and surface water on and off site.
 7. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.
 8. 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 in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.
 9. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 90m measured along both channel lines of the major road A19 from a point measured 2.4m down the centre line of the

access road. The eye height will be 1.05m and the object height shall be 0.6m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

10. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas (a) have been constructed in accordance with the submitted drawing (Reference 1100/01/05 rev B); and (b) are available for use unless otherwise approved in writing by the Local Planning Authority. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times
11. 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.
12. 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 staff and sub-contractors vehicles clear of the public highway; and (b) on-site materials storage area capable of accommodating 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.

Reasons

1. To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To enable the Local Planning Authority to properly assess these aspects of the proposal, which are considered to be of particular importance, prior to the commencement of development.
3. 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 Hambleton Development Plan Policies DP1, DP28 and CP17.
4. 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.
5. To ensure that the scope of the decision reflects the proposal made and that the development meets local needs in terms of the size and type of dwellings in accordance with Hambleton Local Development Framework Policy DP13 and the Size, Type and Tenure SPD.
6. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

7. To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the foul sewer network.
8. In the interests of highway safety.
9. In accordance with policy number and in the interests of road safety.
10. In accordance with Hambleton Local Development Framework Policies CP2 and DP3 and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
11. In accordance with Hambleton Local Development Framework Policies CP2 and DP3 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
12. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

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 or by telephoning 01609 779977.