

Parish: Helperby
Ward: Raskelf and White Horse
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Committee date: 8 February 2018
Officer dealing: Mrs C Strudwick
Target date: 16 February 2018

17/02190/FUL

Application for demolition of barn and bungalow and redevelopment with five dwellings

**At land and buildings north east of Old Star Cottage, Back Lane, Helperby
For J G Swiers (Helperby) Ltd**

This application is referred to Planning Committee as the proposal is a departure from the Development Plan

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 This site is an area of 0.40 hectares, extending 100m to the north east of the Developments Limits of Helperby, off Back Lane. The land has been in agricultural use, with a redundant timber and sheet metal agricultural building outside the site red line boundary, to the north east. There is an occupied residential bungalow in the northern portion of the site, a red brick and sheet metal two-storey agricultural building, with single storey elements to the north west of the site. A large portion of the site is laid to hard standing.
- 1.2 The site is accessed off Back Lane, which, in turn, is accessed off Raskelf Road to the north and Main Street to the south. The southern third (from Pheasant Cottage onwards) of Back Lane is predominately agricultural buildings on either side, with residential use largely confined to the western side of Back Lane. On the northern side of the application site is arable land, and to the south, beyond Old Star Cottage, is paddock land, and allotments.
- 1.3 The site is outside the Brafferton and Helperby Conservation Area, although a portion of the site's south western boundary runs alongside the Conservation Area boundary. Outside the application site and adjacent to the southwest boundary and Back Lane is a dwelling, Old Star Cottage, and its gardens. This is a Grade II Listed Building. Further east is a series of allotments adjacent to the south west boundary, to the rear of the site. There are no trees or soft landscaping to the front of the site, but there a small number of trees are found further into the site, particularly to the side and rear of the bungalow. Positioned between Old Star Cottage and the site is a redundant agricultural building. Permission was granted in 2016 for the conversion of this barn to a dwellinghouse with double domestic garage, associated parking and revised access.
- 1.4 The application seeks permission for the demolition of the brick agricultural building and bungalow at the north of the site, and their replacement with five dwellings. This would include two three-bedroom semi-detached dwellings on the Back Lane frontage, a three-bedroom and a four-bedroom detached dwelling at the north of the site, and a five-bedroom detached dwelling at the east of the site. The access road would follow its current route through the site; this provides access to the sewage works to the north east. Additionally Yorkshire Water pipes run under the sewage works access road. The site is not within Flood Zone 2 or 3.
- 1.5 A large number of dwellings within the main settlement of Helperby and at the outlying farmsteads were built as part of the Helperby Estate. The proposed dwellings are a mixture of architectural styles, with inspiration taken from buildings in and around the Helperby estate. The intention is not to provide five identically styled dwellings, but provide five dwellings which are distinctly different, but united through

some common features. The applicant has provided examples of dwellings in the area which feature the architectural characteristics which have inspired the design of these dwellings.

- 1.6 The dwellings feature hipped gabled roofs, cat slide roofs, arched window and door headers, string courses, eyebrow dormers, bay windows and timber frames with brick infill. All dwellings are to be brick finish, with slate or pantile roofs to be agreed. Window and door frames are to be timber.
- 1.7 The dwellings are all proposed to have air source heat pumps. All dwellings are shown with detached garages, except plots 1 and 3, where it is integral.
- 1.8 This is a resubmission of a previously refused scheme. Significant work has been carried out by the agent and applicant with officers to improve the scheme, and address the previous concerns which resulted in a refusal.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 15/02162/MBN - Prior notification for change of use of agricultural building to dwellinghouse and associated operational development; Prior approval expires 12 November 2018.
- 2.2 16/00166/FUL - Conversion of barn to dwellinghouse with double domestic garage, associated parking and revised access; Granted 6 April 2016.
- 2.3 16/02270/FUL - Demolition of building and construction of five dwellings and associated garages; Refused 23 February 2017. The reason for refusal was:

The design of the scheme and development in this location fails to respect the existing built form and local character of the village of Helperby, due to the fact that the development is located outside development limits and beyond any existing residential development. The proposed scheme would take the built form of the village closer to the open countryside, resulting in a loss of the development form that contributes to the existing quality of the residential environment. The proposed siting of development and scale and design of the scheme would cause significant harm contrary to the Hambleton Local Development Framework Policies CP4 and CP17 and DP30 and DP32.

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 CP17 - Promoting high quality design
Core Strategy Policy CP17 Prudent use of natural resources
Development Policies DP1 - Protecting amenity
Development Policies DP3 - Site accessibility
Development Policies DP4 - Access for all
Development Policies DP8 - Development Limits
Development Policies DP9 - Development outside Development Limits
Development Policies DP10 - Form and character of settlements
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP32 - General design
Development Policies DP34 – Sustainable energy
Interim Guidance Note - adopted by Council on 7th April 2015

4.0 CONSULTATIONS

- 4.1 Parish Council – Wishes to see the application approved.
- 4.2 Highway Authority – No objection; recommends conditions.
- 4.3 Natural England – No comments.
- 4.4 Yorkshire Water – Original comments objected to the site layout due to the proposed trees to be planted over the line of existing sewers on site, and the tree roots would likely damage the pipes. The site layout has now been amended, and is considered acceptable by Yorkshire Water. Additional comments have also been made regarding the serious inconvenience which may be caused to future residents by 8 wheeler tankers accessing the treatment works via the road through the site. Yorkshire Water has identified the frequency of tanker access may be about one vehicle per month.
- 4.5 Public comments – Concern has been raised by residents on Back Lane regarding the capacity of the sewage system in the locality. A comment has been received in support of the application, citing the conditions of the barns as an eyesore.

5.0 OBSERVATIONS

- 5.1 The main issues to consider are: (i) the principle of development; (ii) the impact on the character of the area, including on heritage assets (the Helperby Conservation Area and Old Star Cottage); (iii) the impact on residential amenity; (iv) surface water; (v) access; and (vi) biodiversity.

Principle

- 5.2 Brafferton/Helperby is a Service Village within the Settlement Hierarchy set out in policy CP4 and updated by the adopted Interim Policy Guidance (IPG) which provides for a more flexible consideration of new development at the edge of settlements.
- 5.3 The IPG was adopted to enable consistent decision-making in respect of small-scale development in villages with due regard to the NPPF and the spatial principles of the Local Development Framework. It states that "Small scale housing development will be supported 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."

- 5.4 The National Planning Policy Framework (NPPF) states, in paragraph 55, "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances".
- 5.5 The approach of the IPG is that Service and Secondary Villages are deemed sustainable in their own right and this site is located on the fringe of the main village facilities of Brafferton/Helperby. The proposal would therefore be capable of supporting local services and would be in accordance with the aims of sustainable development and would comply with the first criterion of the IPG.

Impact on character and heritage assets

- 5.6 The development is at the upper end of what is normally considered small in scale, in terms of the IPG, at five dwellings, although the net increase would be four, as the bungalow is to be demolished to make room for the development. The layout of the scheme would push residential development out beyond the Development Limits, however the new dwellings would not go further east than the domestic curtilage of the existing bungalow.
- 5.7 The layout of the scheme is a cul-de-sac, (albeit with a vehicular access through the site to the Waste Water Treatment Works) of which there are a number of examples in Helperby and Brafferton, including The Leas, a short distance from the application site which is accessed off Back Lane, Balk Avenue to the north, Dunroyal Close on the opposite side of the village street and The Orchards, Brafferton Hall Gardens, Holly Garth and St Peter's Close to the north, in Brafferton. The layout proposed would reflect the existing these modern forms of development that have become a part of the relatively complex form of the villages of Brafferton and Helperby. For this reason the scheme does broadly comply with criterion 2 of the IPG (see caveat at 5.12). However, this issue requires further consideration in the context of design policy DP32.
- 5.8 Policies CP17 and DP32 require the highest quality of creative, innovative and sustainable design for buildings and landscaping that take account of local character and settings, promote local identity and distinctiveness and are appropriate in terms of use, movement, form and space. DP32 sets out that the form of development must respect the local character and distinctiveness by enhancing its positive attributes whilst mitigating its negative aspects. Effectively, this requires that new development does not repeat the mistakes of the past. The five dwellings would broadly be laid out as a cul-de-sac. As noted earlier, there are examples of culs-de-sac in Helperby and Brafferton and they are therefore a component of local character. However, they are C20th additions to the village that do not follow the traditional form of development and should therefore be considered a negative aspect of character that requires mitigation in order to achieve compliance with policy DP32.
- 5.9 Land which is in or was last in agricultural use is not defined as previously developed land by the NPPF. However, in views along Back Lane the site appears to be developed, with an extensively concreted yard, in contrast to the fields which flank either side of the site. Whilst the site is not densely occupied by development in the form of buildings, they and the concreted yard create a sense of enclosure, detracting from the sense of openness that the surrounding fields provide and which is more characteristic of the land on the eastern side of Back Lane and the transition to the countryside.

- 5.10 Overall, the site shows signs of decline, with redundant and under-used agricultural buildings. The negative aspects of the site are the visual characteristics of a developed and surplus agricultural unit, which in turn impact on the countryside either side, and beyond, the Conservation Area and the setting of Old Star Cottage.
- 5.11 A previous application was refused in February 2017 because it was considered the design of the scheme and development in this location failed to respect the built form and local character of the village because the site is located outside Development Limits and beyond any existing residential development, factors that remain the case now. In refusing permission, it was noted that the proposal would have taken the built form of the village closer to the open countryside, resulting in a loss of the development form that contributes to the quality of the residential environment. The reason for refusal concluded that this and the scale and design of the scheme would cause significant harm, contrary to policies CP4, CP17, DP30 and DP32.
- 5.12 The red line boundary of that application was approximately 45m further to the north east of the current application site. The current application has been designed to respond to concern expressed at that time regarding the built form of the village encroaching on the countryside, and the red line boundary of the current proposal is amended to ensure development would be restricted to the land either concreted or occupied by agricultural buildings and the bungalow. However, the fact that the site is located outside Development Limits and beyond any existing residential development, which was stated in the reason for refusal, has not changed. In this sense there is some conflict with criterion 2 of the IPG.
- 5.13 One of Hambleton's strategic planning objectives, set out in The Core Strategy Local Development Document (2007), is "To protect and enhance the historic heritage and the unique character and identity of the towns and villages by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character."
- 5.14 The National Planning Policy Framework Planning supports this approach and, at paragraph 64, states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 5.15 The overall design is proposed to represent a scheme built out in one single phase, but with a clear order to the buildings demonstrated through size, orientation and architectural detailing. All of the dwellings have been restricted to two-storey. Plot 5 was orientated differently to the other four plots, however this has now been amended to line up with the barn to the south west and in keeping with the development as a whole. Plot 5 features architectural details not included on the other dwellings to set it apart as, what the agent describes as "the most superior dwelling". Plot 4 is orientated so that the principle rooms face east onto the garden area. It is reasoned that this orientation allows an end stop to development, as well as ensuring that the plainer front facing elevation does not compete with plot 5. This design also draws inspiration from the bungalow, where the Back Lane elevation is reasonably plain, and the garden facing elevation has a projecting semi-circular glazed element and pitch roofed gable. This design is also reminiscent of the front elevation of Wilshome, opposite the site.
- 5.16 The other dwellings, whilst very different from one another, would all include detailing to unite them, including hipped roofs, arched alternate coloured brick window and door headers. This is particularly evident in plots 1, 2 and 3. The agent has provided many examples of the different detailing from within the main settlement of Brafferton and Helperby, and from the farmsteads of the Helperby estate. The style of architecture within the estate properties is predominately Queen Anne, and the

scheme seeks to replicate this as well as other prominent dwellings in the village; the hipped roofs a reflection of the bungalow currently onsite as well being featured elsewhere in the village, including The Chestnuts at the northern end of Back Lane. Careful consideration has been given to the design of these dwellings to ensure that they reflect the local and distinctive vernacular. This is one of the positive attributes of the scheme.

- 5.17 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.
- 5.18 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to have special regard to the desirability of preserving or enhancing the character or appearance of the Brafferton and Helperby Conservation Area.
- 5.19 Drury Lane, which is accessed opposite the site, directly connects Back Lane and Main Street and frames the view from Back Lane into the Conservation Area. The site, in its current state, presents a negative impact on the Conservation Area and the listed asset in the form of the appearance of the expanse of concrete and redundant agricultural buildings that do not respect the status of the Listed Building, Old Star Cottage. The proposed scheme would introduce soft landscaping to the front of the site which would provide an improvement by reducing the expanse of hard landscaping, and enhance the setting of the Listed Building, and also the Conservation Area; a positive attribute of the scheme.
- 5.20 The effect of these design features is such that the scheme represents a high quality, visually interesting residential development which would not slavishly recreate the standard design form of the village but would draw inspiration from the layout and the architectural styles of the two settlements. This positive attribute can be weighed against the impact of further new residential development beyond Back Lane and the adoption of a cul-de-sac layout.
- 5.21 On assessment of the application it is considered that it would lead to less than substantial harm to the Brafferton and Helperby Conservation Area and to the listed Old Star Cottage. Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. A bat survey at the site has been carried out (of which there is further detail later in this report), and mitigation measure and conditions recommended. Subject to compliance with these conditions the scheme is considered to comply with criterion 3 of the IPG.
- 5.22 As noted earlier, the development would not extend the village further in to the countryside than the current concreted area or the curtilage of the bungalow. For this reason, and despite the conflict with policy DP32 and IPG criterion 2 identified above, it is considered that the proposal would not have a significant adverse impact on the open character and appearance of the surrounding countryside. It is considered that the positive attributes of the proposed scheme and the manner in which it would enhance the setting of the heritage assets would outweigh any harm and as such the scheme would comply with criteria 4 of the IPG.
- 5.23 There is no evidence available to suggested that the dwellings cannot be accommodated within the capacity of the existing village infrastructure (IPG criterion 5), with more detail regarding the drainage considered below.

Residential amenity

- 5.24 Other than Old Star Cottage, there is very limited potential for the development to impact on the privacy or amenity of neighbouring residents. It is considered that there would be sufficient separation distances from the proposed dwellings to ensure that there would be no overlooking, overshadowing or overbearing upon Old Star Cottage. It is considered that the positioning and fenestration of the dwellings adequately would protect the amenity of future residents of each plot. The repositioning of plot 5 during the application process took into account future residents of both plot 5 and the barn to the south east to protect residential amenity.
- 5.25 It is acknowledged that Back Lane does not have any dedicated footpaths or cycle paths for residents, however Main Street is accessible via Drury Lane, opposite the site, which is a pedestrian lane. Whilst the site is not in agricultural use currently there is no reason why it could not be brought back into use, and presumably the accessing of the site by large agricultural vehicles. To remove the agricultural use of the site would remove the possibility of the site being accessed frequently by large agricultural vehicles, therefore making Back Lane a more pleasant lane to walk or cycle along.
- 5.26 A point has been raised by Yorkshire Water regarding the potential serious inconvenience which may be caused to future residents by the tankers accessing the sewage treatment works. Due to the small size of the treatment works the tanker visits are once a month, under normal operating conditions. If Yorkshire Water were undertaking major maintenance or repair works a tanker would be accessing the site more often but it is understood that would be a rare occurrence. Additionally a site operative visits once or twice a week, however this is in a car or small van.
- 5.27 The road to the sewage treatment works is not through road, and so it the only traffic which would be using the access, other than in association with the dwellings, would be Yorkshire Water vehicles. It is considered that a tanker routinely every month will not cause serious inconvenience to future residents.

Surface water and drainage

- 5.28 The scheme would result in an increase in built development on site of approximately 160 m².
- 5.29 Detailed discussion has been had between the agent and Yorkshire Water to agree an acceptable scheme for the surface water and drainage. There was significant concern from neighbours about the refused scheme regarding the surface water flooding to Back Lane, and to neighbouring properties, in particular Old Star Cottage.
- 5.30 As part of the application a drainage scheme has been submitted. In the area where plots 1 to 3 would be located, the surface water would be discharged into the Yorkshire Water sewer, and surface water around plots 4 and 5 would drain into a soakaway to the north east of plot 5.

Access

- 5.31 There is no objection to the scheme from the Highway Authority. It is noted that the development would take the place of agricultural uses which although not currently active could re-start and place traffic on Back Lane. Overall it is considered that there would be no significant or material harm to the highway network, subject to the implementation of the recommended conditions. It is considered that Back Lane has the capacity to accommodate the additional traffic associated with the development.

Biodiversity

- 5.32 The site contains a redundant agricultural building and an occupied bungalow. A bat survey and report has been submitted in support of the application. Two emergence and activity surveys were undertaken during August and September 2017. The emergence and activity surveys identified a roost comprising of up to four common pipistrelles roosting associated with the junction of the dormer window and the roof covering on the bungalow, concluding that the bungalow supports a bat roost of common pipistrelle. The bat roost has the potential to be a maternity colony. A survey of the barn was also undertaken, there were no bats observed emerging from out of the barn but significant activity of bats flying into and out of the canopy at the eastern end. There was no evidence of any bat roosting associated with this building.
- 5.33 The report concluded that there is a presence of an established roost of pipistrelle bats within the roof covering of the bungalow. The redevelopment will therefore be constrained by the requirement for a European Protected Species Derogation Licence under the Conservation Natural Habitats Regulations (2010). A mitigation strategy is recommended in the report, and its implementation could be conditioned as part of any consent.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:
1. The development hereby permitted shall be begun within three years of the date of this permission.
 2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) numbered S74-2-app2-PLG1, 2, 3, 4, 5, 6, 7 rev A received by Hambleton District Council on 6th October and 5th December 2017 unless otherwise approved in writing by the Local Planning Authority.
 3. No part of the development shall be used after the end of the first planting and seeding seasons following the first occupation or completion of the building(s) whichever is the sooner, unless the landscaping scheme shown on the landscaping plan received by Hambleton District Council on S74-1-APP2-PLG7 REV A has been carried out. 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.
 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. All works on site shall be carried out in accordance with the Bat Scoping and Emergence Surveys Report produced by BJ Collins, Protected Species Surveyors. Prior to occupation of the development hereby approved a plan will be submitted to, and approved in writing by Hambleton District Council showing the locations of the two permanent bat tubes (either Ibstock ecohomes version or the Habibat bat tube). The development shall thereafter be completed and maintained wholly in accordance with the approved details.
 6. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing

of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements: (a) The access shall be formed to give a minimum carriageway width of 6.5metres, and that part of the access road extending 14 metres into the site shall be constructed in accordance with Standard Detail number A1; (b) The access shall tie into the existing carriageway in accordance with Standard Tie-in Detail provided; and (c) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway and shall be maintained thereafter to prevent such discharges.

7. 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 45 metres measured along both channel lines of the major road (Back Lane) from a point measured 2 metres down the centre line of the access road. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
8. No part of the development shall be brought into use until the vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with the submitted drawing (Reference S74-1-APP2-PLG7). Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
9. No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase: (a) the parking of vehicles of site operatives and visitors; (b) loading and unloading of plant and materials; (c) storage of plant and materials used in constructing the development; (d) wheel washing facilities; (e) measures to control the emission of dust and dirt during construction; (f) a scheme for recycling/disposing of waste resulting from demolition and construction works; and (g) HGV routing.
10. Prior to development 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. 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.

The reasons are:

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. 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 DP1, CP16, DP28, CP17, DP32.
3. In order to soften the visual appearance of the development and provide any appropriate screening to adjoining properties in accordance with Local Development Framework Policy CP16 and DP28.

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. For the future use of the site by bats in accordance with LDF Policies CP16 and DP31.
6. To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
7. In the interest of the safety of highway users.
8. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
9. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
10. To ensure that the development is appropriate in terms of amenity in accordance with Local Development Framework Policies CP1 and DP1.

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.

2. This planning permission is liable to the Community Infrastructure Levy adopted by Hambleton District Council on 7th April 2015
3. Pursuant to Section 80 of the Building Act 1984, anyone wishing to carry out notifiable demolition works over 50 m³, must give notice to the Local Authority. A demolition notice form (Section 80), for completion, can be obtained from North Yorkshire Building Control Partnership, Suite 2, Coxwold House, Easingwold Business Park, Easingwold, YORK, YO61 3FB who administer this function on behalf of the Local Authority.
4. All contractors should be made aware that bats are present in the area and made to be vigilant when removing tiles. All removal of roof tiles should be done by hand taking care to lift tiles vertically to avoid crushing injuries if bats are present. Should any bats be found during the removal of the roof, work must cease immediately in that area and advice sought from a licenced bat surveyor or Natural England.