

**Parish: Carlton Miniott**

Ward: Thirsk

**13**

Committee Date : 06 February 2020

Officer dealing : Mrs Naomi Waddington

Target Date: 05 February 2020

Date of extension of time (if agreed): 10 February 2020

**19/02630/FUL**

**New dwelling and extension of domestic curtilage**

**At: Carlton House, Sandhutton Lane, Carlton Miniott**

**For: Mr B Mellor**

**This application is referred to Planning Committee as the proposed development is a departure from the Development Plan.**

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

- 1.1 The application site is located within a cluster of residential dwellings between the two 'halves' of Carlton Miniott adjacent to Carlton Road (A61). Each of the two halves has their own Development Limits. The site lies outside of Development Limits and occupies a position equidistant to the two of Development Limits to each side. Part of the site has the benefit of an outline approval for one dwelling. A full application for a dwelling of modern design was subsequently refused on design grounds.
- 1.2 The application site currently comprises part domestic curtilage and part paddock. The domestic curtilage is used in association with Carlton House, which lies to the east of the site. Stables, sheds and a greenhouse are located within this curtilage. The site is bound by an established hedgerow on its southern boundary abutting the A61, the western boundary to the Yorkshire Water foul water pumping station apparatus (shown on the Ordnance Survey base map as an Electricity Sub Station) is a 1.8 metre high close boarded timber fence, with hedge projecting further north. The eastern boundary is currently open with the domestic curtilage of Carlton House a young hedge forming the boundary with the adjacent domestic curtilages to the rear of Carlton House. The northern boundary is open to the field. The site is relatively flat in relation to the finished floor levels of the adjacent curtilage, although is set marginally lower than the level of the carriageway of the public highway (Carlton Road).
- 1.3 The Dovecote is adjacent to Carlton House and is a Grade II Listed structure. The listing description is:

*Dovecote. 1815. Red brick with pantile roof. Square in plan, of 2 storeys, 1 bay. Blind circular opening, above blocked semi-circular opening, above triangular pattern dove openings. Eaves band. Hipped roof with square cupola at apex with hipped roof and weather-vane. Included for group value. Adjoining farm buildings not included.*

- 1.4 Carlton House is also a Grade II listed building dating from 1815 with later additions. The listing description is:

*Farmhouse. 1815 with later alterations. Red brick in Flemish bond with pantile roof. 2 storeys, 3 bays with lower wing at back which joins on to contemporary farmbuildings which are not included in the listing. Central 4-panel door with 4-pane overlight, set back in Doric doorcase with pilasters, frieze and pediment. All windows are 4-pane sashes with stone sills and flat brick arches, that above the door narrower. Stone coping and end stacks.*

- 1.5 Full planning permission is sought for the construction of one dwelling along with an extension of the domestic curtilage. The existing stables, sheds and greenhouse would be demolished to accommodate the dwelling. The dwelling would be formed in an 'L' configuration and would extend to a maximum footprint of 12m wide x by 15m deep overall. To the west side is a covered link leading to a double garage and store. Off street parking is proposed to the front of the garage. Vehicular access would be taken through a new proposed access to the southern boundary of the site to the public highway beyond. The proposed dwelling is two storeys high with accommodation in the roofspace, and would provide ground floor sitting/dining/kitchen, snug, music room, utility, five first floor bedrooms, two with ensuites, one with dressing room, and house bathroom, and second floor office with shower room
  
- 1.6 The application form advises the dwelling is to be finished externally in render under a slate roof, with timber sliding sash windows and aluminium bi-fold doors. An email has been received from the applicant changing the materials to pantile roof and UPVC sliding sash windows
  
- 1.7 The existing roadside hedgerow is proposed to be removed to accommodate the proposed access and the required visibility splay. The retention of the existing tree belt on the western boundary and a replacement hedgerow to the front is proposed. A close boarded fence 1.4m - 2m high is to be erected to the eastern boundary and a post and rail fence to the northern boundary
  
- 1.8 The application is submitted with a supporting statement and Heritage Assessment. The supporting statement demonstrates how the scheme has evolved from the earlier submissions. It refers to two previously submitted Heritage Statements, one for a traditional dwelling and one for a modern dwelling, it concludes on both:

*"There are no matters of harm arising to the special historic or architectural values of the Listed Building and therefore the proposal is considered to accord with both national and local policy"*

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

- 2.1 91/0303/FUL - Conversion of existing disused agricultural buildings to 3 dwellings with domestic garages APPROVED
  
- 2.2 02/01694/FUL - Permitted - Construction of a block of 2 stables with tack room and hay store for use in conjunction with the use of existing agricultural land for the keeping of horses APPROVED
  
- 2.3 18/01176/OUT Outline application (with access and layout to be considered) for the construction of one detached dwelling and detached domestic garage. APPROVED 27.07.2018
  
- 2.4 19/01348/FUL Construction of a new detached dwelling and extension of the existing domestic curtilage REFUSED 18.10.2019 for the following reason:-

'The proposal fails to meet the requirements of the Local Development Framework Policies CP16, CP17, DP28 and DP32 as the design of the dwelling would result in harm to the significance of the heritage asset. Accordingly the proposal cannot benefit from the provisions of CP4 or the Interim Policy Guidance and is also contrary to the provisions of the NPPF as the public benefits of development do not outweigh the harm to the significance of the heritage asset'.

### **3.0 RELEVANT PLANNING POLICIES:**

- 3.1 The relevant policy of the Development Plan and any supplementary planning policy advice are as follows;

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  
Development Policies DP1 - Protecting amenity  
Development Policies DP8 - Development Limits  
Development Policies DP9 - Development outside Development Limits  
Development Policies DP10 - Form and character of settlements  
Development Policies DP28 – Conservation  
Development Policies DP30 - Protecting the character and appearance of the countryside  
Development Policies DP32 - General design  
Development Policies DP33 - Landscaping  
Interim Guidance Note - adopted by Council on 7th April 2015  
National Planning Practice Guidance

### **4.0 CONSULTATIONS**

- 4.1 Carlton Miniott Parish Council - response awaited (consultation period expires 30.01.2020)
- 4.2 Highway Authority - No objection, subject to conditions regarding the discharge of surface water; construction requirements of the private access/verge crossing; visibility splays; on-site parking; precautions to prevent mud on the highway; on-site storage and construction traffic during development.
- 4.3 HDC Street Naming – an application would be required
- 4.4 HDC Environmental Health - response awaited
- 4.5 Yorkshire Water – recommend conditions
- 4.6 Ancient Monument Society - response awaited (consultation period expires 30.01.2020)
- 4.7 RAF Linton on Ouse Council - response awaited (consultation period expires 30.01.2020)
- 4.8 Representations - None received to date (Site notice expires 31.01.2020)

### **5.0 ANALYSIS**

- 5.1 The main issues to consider are: (i) the principle of development; (ii) Design/impact on the character and appearance of the village and the rural landscape; (iii) heritage assets; (iv) residential amenity; v) highway safety, vi) drainage issues vii) land contamination

#### **The principle of development**

5.2 The site falls outside of Development Limits of Carlton Miniott. Policy CP4 states that all development should normally be within the Development Limits of settlements. Policy DP9 states that permission will only be granted for development outside of Development Limits "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, Carton Miniott is defined as a Service Village and therefore is considered a sustainable location for development. The site is linked to each half of the village by a metalled and lit footway that would encourage walking to its services. To satisfy the requirements of criterion 1 of the IPG development must provide support to local services including services in a village or villages nearby. The separation between the site and the Development Limits of the village and the impact on the countryside are considered under criteria 2, 3 and 4 below.

#### **Design/impact on the character and appearance of the village and the rural landscape**

- 5.6 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

and it is therefore considered small in scale as the IPG refers to small scale comprising up to five dwellings.

- 5.7 The IPG guidance states small scale development adjacent to the main built form of a settlement "will be supported where it results in incremental and organic growth". The proposal represents one dwelling so is small in scale. The second test of criterion 2 requires the development to reflect the existing built form and character of the village. This is assessed below along with the likely impact of the proposed development with particular regard to criteria 3 and 4 of the IPG, in relation to its impact on the natural, built and historic environment, and character and appearance of the countryside. 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."

- 5.8 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."
- 5.9 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, respect local identity and distinctiveness and are appropriate in terms of use, movement, form and space. The policy requires development to pay regard to traditional design and forms of construction, to avoid the use of inappropriate details, and to pay particular attention to appropriately designed elements.
- 5.10 The National Planning Policy Framework Planning supports this approach. Paragraph 124 states
- "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Paragraph 130, 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,"

- 5.11 The application site is notably outside of the core of either half of Carlton Miniott, but is located within a cluster of residential dwellings between the two halves of Carlton Miniott. It is considered that the site is within the open countryside but within a cluster of properties that interrupt the open agricultural land between the two halves of the village. The dwelling would sit in between the Carlton House and The Old Vicarage, both dwellings have large curtilages. The development is set back from the road, but fronts the main highway. There are also dwellings to the north west of Carlton House fronting onto Sandhutton Lane and one that forms a courtyard. Therefore, this area currently comprises seven dwellings and the Yorkshire Water pumping station. This site is therefore considered as an infill plot within an existing built up residential frontage.

- 5.12 The proposed dwelling is set back from the road, and its design represents a typical double fronted style dwelling, incorporating symmetrical Georgian proportions, sash windows and gable chimneys. The dwelling has a two storey rear off shot which is set in from the gable with lower ridge. Set back from this is a rear flat roofed section. The design is considered acceptable in this location. At the time of the outline approval materials were given as brick and clay pantile to reflect the local vernacular. Under the current proposal the external walls are to be finished in render, with pantile roof. There are other instances of the use of render in the village, and on balance the use of render is considered acceptable. Solar panels are proposed to the front elevation of the garage roofspace. In this position they would result in less harm than if positioned on the main house, and support is given to renewable energy provision
- 5.13 The site area of the current application is larger than that considered at outline and proposes a larger rear garden than previously considered. During pre-application discussions several different termination points for the extent of the rear garden were discussed and the agent was advised a position roughly in line with the neighbours access on Sandhutton Lane would be appropriate. As submitted the extent of the curtilage extends beyond the neighbours access and curtilage resulting in a visual extension of domestic activity into the countryside along Sandhutton Lane. The applicant is agreeable to reducing the extent of the curtilage to align with adjacent curtilages to the east, and amended plans have been received
- 5.14 In light of the above, the proposal is considered to reflect the existing built form and character of the enclave. IPG criterion 3 states that development must not have a detrimental impact upon the natural, built and historic environment. The heritage assets will be considered in the next section of the report.
- 5.15 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. On leaving the western part of Carlton Miniott, the character of the landscape is influenced by the boundary hedgerow and mature tree vegetation surrounding the domestic entrance points to The Chesters. This relatively enclosed character extends eastwards surrounding The Old Vicarage, the application site and Carlton House. The grass verges are also well kept to both sides of the road and are considered to form a domestic character in this particular area. The infilling of the site along the A61 is not considered to result in to the coalescence of settlements or harm to the character and appearance of the countryside. The proposal is not considered to have a detrimental impact upon the open character and appearance of the surrounding countryside or lead to the coalescence of settlements, as a more isolated dwelling might.

### **Heritage assets**

- 5.16 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
- 5.17 The proximity of the development site to the Grade II Listed Building of the Dovecote and Carlton House is noted and a Heritage Statement has been submitted where the two heritage assets were identified, Carlton House and the Dovecote. The significance and heritage values of both buildings relate to the group value they afford each other, the historic links to the brick and tile works and the aesthetic value in terms of readability within a limited landscape
- 5.18 The siting and design of the proposed dwelling has been given careful consideration in order to retain the character of this area and roadside frontage and to preserve the

view towards the Dovecote. There are not considered to be matters of harm arising to the special historic or architectural values of the Grade II Listed Building.

### **Residential amenity**

- 5.19 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. Paragraph 127 of the NPPF requires a high standard of amenity for existing and future users of development.
- 5.20 There is a separation distance in excess of 40m between the eastern elevation of the proposed dwelling and Carlton House, with a separation distance in excess of 30m from the dwelling to The Vicarage to the west. The eastern elevation of the dwelling is located approximately 6.1m from the curtilage of Carlton House. The east elevation has 8 windows and one glazed door that have the potential to overlook the amenity space of Carlton House. These comprise ground floor shower room and window and glazed door to the kitchen/diner, at first floor are two bathrooms, one bedroom and one stairs window, and at second floor is a stairs window. Overlooking from ground floor windows can be prevented by the proposed boundary fence. The east facing first floor bathrooms and bedroom windows will be fitted with obscure glazing. The bedroom is served by two other windows therefore obscure glazing to the east will not result in a loss of light to that room. The lower section of the first and second floor stairs windows are to be fitted with obscure glazing. West facing windows comprise first and second floor gable windows serving bathrooms, with ground floor dining room and first floor bedroom windows in the rear offshoot. These windows are an acceptable distance from the boundary with The Old Vicarage to the west. North facing windows of the rear offshoot comprise first floor bedroom and ground floor dining room. These windows have the potential to cause some overlooking of the rear courtyard serving Stable Cottage and Dovecote House. Overlooking from the ground floor window will be prevented by the existing young beech hedge once established. Any first floor overlooking is not direct but at angle, and is not considered to result in material harm to existing levels of privacy or amenity
- 5.21 Overall the proposal is not considered to result in material harm to existing levels of privacy or amenity afforded to neighbours

### **Highway safety**

- 5.22 Criterion 5 of the IPG states that development must be capable of being accommodated within the capacity of existing or planned infrastructure.
- 5.23 The proposed development would be served by a proposed vehicular access immediately linking to the public highway to the south. There is an on-site parking area and turning area for 4 vehicles. The Highway Authority has raised no objection to the proposal in this respect and has suggested conditions. There is no evidence to suggest that the development would cause harm to highway safety
- 5.24 The proposed development relates to a sustainable location, benefitting from good accessibility to local services by alternative modes of transport and would have a minimal impact on the highway network.

### **Drainage**

- 5.25 Foul drainage from the site would connect to the existing mains sewer, whilst surface water would drain to soakaway(s) as a sustainable drainage system.

- 5.26 Yorkshire Water recommend three conditions requiring a protected strip to either side of a water main which crosses the site, commenting the main appears unaffected by the current proposal, requiring separate systems of drainage, and submission of surface water outfall details. There is no evidence to suggest that the demands on the infrastructure of the village arising from the development 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**

- 5.27 The submitted information states that the site is a domestic garden and paddock and does not identify any unacceptable risks from land contamination.

#### **Planning Balance**

- 5.28 The principle of development in this location has previously been established by the outline consent, albeit the current site is larger than that considered at outline stage. The proposed new dwelling, whilst significant in size is considered to be acceptable in this location. The design and form of the development is considered to meet the requirements of Local Development Framework policy and is considered acceptable. 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 on balance found to be positive. There are no other material considerations would preclude a grant of planning permission. Overall the scheme is found to be acceptable

### **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 HDC/3134/02 A (plans and elevations) received by Hambleton District Council on 24 January 2020, HDC/3134/03 A (site plan) HDC/3134/04 A (Location plan) received by Hambleton District Council on 27 January 2020, unless otherwise approved in writing by the Local Planning Authority.
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 dwelling, including the colour and finish of the render, and the brick boundary wall 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. Prior to the commencement of development, other than the initial formation of the access, full details of existing and proposed site levels shall be provided to and approved by the Local Planning Authority. Levels to be submitted shall include full garden levels, finished floor levels, eaves and ridge heights. The development shall then be implemented in accordance with the approved levels
5. Prior to the construction or alteration of above ground external surfaces commencing, details of the cross section of the window frames and glazing bars, together with details

of the method of construction and opening mechanism and opening movement of all windows shall be submitted to and approved in writing by the Local Planning Authority. Following such written approval, all installed windows shall conform to that approved specification.

6. 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.
7. 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
8. 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 to the site has been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements
  - a. The crossing of the highway footway shall be constructed in accordance with Standard Detail number E50.
  - b. Any gates or barriers shall be erected a minimum distance of 5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing highway.
  - c. The final surfacing of any private access shall not contain any loose material that is capable of being drawn on to the existing public highway.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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 59 metres measured along both channel lines of the major road from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times
10. No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing reference HDC/3134/03. Once created these parking 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 all staff and sub-contractors vehicles clear of the public highway
  - b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
  - c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.
13. No building or other obstruction including landscape features shall be located over or within 3 (three) metres either side of the centre line of the public rising main i.e. a protected strip width of six (6) metres, that crosses the site . If the required stand -off distance is to be achieved via diversion of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.
14. The site shall be developed with separate systems of drainage for foul and surface water on and off site.
15. 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.
16. The development shall not be occupied until a detailed landscaping scheme indicating the type, height, species and location of all new trees and shrubs, has been submitted to and approved by the Local Planning Authority. This should include measures to ensure the protection of the existing boundary hedges and trees. 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.
17. Prior to the installation of the solar panels hereby approved, full details of their size, design and technical specification shall be submitted for the written approval of the Local Planning Authority. Once approved development shall be carried out strictly in accordance with the agreed details.

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.
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. In order to protect the character and amenity of the area and to accord with the requirements of Development Policy DP1 and DP32.
5. 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 and DP32.
6. 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.
7. In the interests of highway safety in accordance with Hambleton LDF Policies CP1.
8. In the interests of highway safety in accordance with Hambleton LDF Policies CP1.
9. In the interests of highway safety in accordance with Hambleton LDF Policies CP1.
10. 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.
11. 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.
13. In order to allow sufficient access for maintenance and repair work at all times
14. In the interest of satisfactory and sustainable drainage.
15. To ensure that the site is properly drained and in order to prevent overloading , surface water is not discharged to the public sewer network.
16. In order to soften the visual appearance of the development and provide any appropriate screening to adjoining properties in accordance with Hambleton Local Development Framework Policies CP17, DP32 and DP33.
17. 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 and DP32.