

Parish: Bagby
Ward: Bagby & Thorntons

4

Committee date: 10 June 2021
Officer dealing: Naomi Waddington
Target date: 11 March 2021
Date of extension
of time: 14 June 2021

21/00098/OUT

Application for outline planning permission with some matters reserved (considering access, layout and scale) for the construction of 5no dwellings, garaging and associated infrastructure (Amended plans received 22 April 2021 and Heritage Statement received 4 May 2021)

At: Land West Of Church Hall, Bagby, North Yorkshire

For: Messrs Keel

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 on the north side of Bagby Lane and comprises a field bound by hedge and gate to the south roadside boundary, a hedge to the north boundary, hedging, timber fencing and trees to the west boundary and a mix of timber and post and wire fencing with trees to the eastern boundary. To the west of the site is the residential development of St Marys Close, to the east is a dwelling and former church hall which has planning permission to convert to a dwelling, and then the cemetery to the Grade II listed Church of St Mary which is located to the north east of the site. To the north is a pond which appears to be in land associated with Split Farthing Hall. Residential dwellings are located on the opposite side of Bagby Lane including the Grade II listed Bagby Hall. There is a deep grass verge to the site frontage which accommodates a telephone box, post box, two notice boards, a bench, flowerpots and dog waste bin. Land levels rise gently from the highway and then fall towards the northern boundary.

1.2 Outline planning permission is sought for the construction of five dwellings. The matters for approval at this stage are access, layout and scale. The remaining matters, appearance and landscaping would be for a later consideration. The existing access is proposed to be utilised. The proposed layout is designed to maintain the existing views of the church from the site access. The scale includes 5 dwellings.

1.3 Improvements have been sought to ensure that the proposed housing mix complies with policy requirements resulting in the scheme being amended from the original submission for 4 houses to a revised scheme for 5 dwellings, to minimise any impacts on neighbours and to facilitate an assessment of impacts upon the Grade II listed church.

2.0 Relevant planning history

2.1 None to application site

2.2 St Marys Close to the west: -

97/50059/P Construction of 11 dwellings. Approved 10.03.1998 (implemented)

2.3 New House to west: -

97/50058/P Construction of detached dwelling. Approved 13.10.1997 (implemented)

2.4 Church Hall to east: -

20/00376/FUL Change of use of church hall into dwelling. Approved 28.04.20 (not implemented)

20/02539/MRC Application for variation of conditions 2, 3, 5, 6 for Application Reference Number: 20/00376/FUL by amended drawing 1106104.rev A received 11th November 2020. Approved 04.03.2021 (not implemented)

2.5 School House to east: -

13/01976/FUL Two storey extension and portico to existing dwelling and change of use of agricultural land to domestic. Approved 06.11.2013 (implemented)

3.0 Relevant planning policies

3.1 As set out in paragraph 2 of the NPPF planning law requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The law is set at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

3.2 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development

Core Strategy Policy CP2 – Access

Core Strategy Policy CP4 Settlement hierarchy

Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets

Core Strategy Policy CP17 - Promoting high quality design

Core Strategy Policy CP21 - Safe response to natural and other forces

Development Policies DP1 - Protecting amenity

Development Policies DP3 - Site accessibility

Development Policies DP4 - Access for all

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 DP31 – Protecting natural resources: biodiversity/nature conservation

Development Policies DP32 - General design

Development Policies DP33 – Landscaping

Development Policies DP43 - Flooding and floodplains
Interim Policy Guidance Note - adopted by Council on 7th April 2015
Size, Type and Tenure of New Homes SPD - adopted September 2015

Hambleton emerging Local Plan was considered at Examination in Public during Oct-Nov 2020. Further details are available at <https://www.hambleton.gov.uk/localplan/site/index.php>
The Local Planning Authority may give weight to relevant policies in an emerging plan as advised in paragraph 48 of the NPPF.

4.0 Consultations

Original consultation for 4 dwellings

4.1 Bagby and Balk Parish Council - No objections with comments summarised below: -

- Disappointed that the application is on the only piece of green land left in the village
- The four proposed dwellings are too close to existing houses

4.2 Highway Authority – Recommend conditions in relation to the discharge of surface water, details of the altered access and verge crossing, details of the access turning and parking, and submission of a construction phase management plan

4.3 Environmental Health (contaminated land) – No objections

4.4 Yorkshire Water - Recommend conditions requiring the site to be developed with separate systems of drainage for foul and surface water on and off site, and the submission of details of surface water disposal. Comment that it is noted that there is a public foul sewer that crosses the site and the presence of this infrastructure shall be taken into account in the design of the scheme however given its location Yorkshire Water would look for this matter to be controlled by Building Regulations.

4.5 Environmental Health - No response received

4.6 SPAB - No response received

4.7 Yorkshire Wildlife Trust - No response received

4.8 Public comments - A site notice has been displayed and neighbours consulted. Six representations of objection from three authors have been received, one representation is received neither supporting or objecting and one letter of support has been, summarised as follows: -

Objection: -

- site and scale wholly unsuitable for the village
- no benefit to the current inhabitants of the village.
- linear village requires a focal point of green space in its heart
- view of the church and churchyard across the field will be destroyed
- village has no services apart from one public house
- a shop or village hall might justify further dwellings.

- increased traffic congestion and noise and exhaust pollution
- peace of the cemetery will be disrupted
- requirement for affordable housing
- Reduce the scale to two modest sized homes
- Resist any cheap larch-lap fencing
- A six feet tall, brick wall is required to retain the privacy of those already resident.
- Is the field agreed as an expansion to cemetery?
- Loss of views from dwellings on St Marys Court
- Loss of open space
- Loss of character as quiet rural village
- Village becoming built up and congested
- church and graveyard will be hemmed in by houses
- Drainage issues with more hardstanding
- increasing the on-site run off rate will cause an increased likelihood of flooding and damage to adjoining property.
- Increased traffic on narrow roads
- congestion with parked cars
- further development has more negative impacts than benefits
- children have to be driven to school
- loss of privacy
- Proximity to graves where peace and quiet required to pay respects
- Encroachment on consecrated land
- trees and hedges will not shield a large property
- bungalows more in-keeping
- Existing field drain and adjacent lake continually wet.
- development should factor in flood events
- Plot 4 looks squeezed in
- Siting of the detached garage blocks out of keeping
- site looks to be over developed

Neither supporting or objecting: -

- Clarification required regarding drainage
- Land is higher than adjacent dwelling
- Concern regarding flooding into adjacent property

Support: -

- Very well thought out plan.
- Not too over-developed.

Revised consultation for 5 dwellings

4.9 Bagby and Balk Parish Council – No response received

4.10 Highway Authority - Comments that his does not change the original recommendation

4.11 Environmental Health (contaminated land) – No additional comments to make on this proposal.

- 4.12 Yorkshire Water - No comments are required on the revised drawing and the comments and conditions in Yorkshire Water's letter dated 5.02.21 apply
- 4.13 Environmental Health - No objections
- 4.14 SPAB - No response received
- 4.15 Yorkshire Wildlife Trust - No response received
- 4.16 Public comments - neighbours have been reconsulted. Four further representations of objection have received from one author, summarised as follows: -

Objection: -

- proposed houses are in very close proximity to the existing houses and could be avoided, considering the large open space on the other side of the development.
- increased traffic
- drainage/flooding affecting my property
- author of support does not live in Bagby
- original plans were to enhance and widen the small green area of public space by removing hedge
- amended plans show the hedge retained so no enhancement for the village
- amended plans shows gateway defining private entrance, so villagers not encouraged to enter the area
- scheme creates a private gated community
- Views are removed from existing dwellings and given to new dwellings
- Plot 1 is situated further forward than New House putting New House in shadow and will be visible from windows

5.0 Analysis

- 5.1 The main issues to consider are: (i) the principle of development; (ii) the impact on the character of the surrounding area, including the character and appearance of the village; (iii) housing size, type and tenure; (iv) residential amenity; (v) highway safety; (vi) flood risk and drainage; (vii) Impact on heritage assets and (viii) effect on trees/hedges and biodiversity.

The principle of development

- 5.2 The site is outside of development limits as is defined within policy CP4 of the Core Strategy. Policy DP9 states that development will only be granted for development "in exceptional circumstances". The applicant does not claim any of the exceptional circumstances identified in Policy CP4 and, as such, the proposal would be a departure from the development plan. However, it is also necessary to consider more recent national policy in the form of the National planning Policy Framework (NPPF) published in March 2012. Paragraph 55 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. 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".

- 5.3 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, Bagby is defined as a Secondary Village. To satisfy criterion 1 of the IPG the proposed development must provide support to local services including services in a village or villages nearby. Bagby is considered to be a sustainable community where the principle of development under the IPG will be supported and therefore the proposed development satisfies criterion 1.

Impact of the proposed dwelling on the character and appearance of the village and the rural landscape

- 5.6 In order to draw support from the Council's adopted Interim Policy Guidance (IPG) proposals must be small in scale and provide a natural infill or extension to an existing settlement and also conform to other relevant Local Development Framework Policies. Paragraph 170 of the NPPF requires decisions to, amongst other considerations, to recognise the intrinsic character and beauty of the countryside. The proposal relates to 5 dwellings, the IPG defines small scale as up to 5 dwellings and therefore the proposal satisfies the first part of criteria 2. The second part of criterion 2, part of criterion 3 and criterion 4 together require the proposal to reflect the existing built form of the village, not to harm the natural and built environment, nor the open character or appearance of the surrounding countryside.
- 5.7 Within the IPG small scale development adjacent to the main built form of a settlement will be supported where it results in incremental and organic growth and provides a natural infill or extension to a settlement. 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"..... "Small gaps between buildings should be retained where these provide important glimpses to open countryside beyond and contributes to the character and appearance of the area" "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 Bagby includes a variety of house types and ages and is characterised predominantly by linear development along the main street of Bagby Lane which runs south west – north east. There are however several roads to the north west where more in-depth development has taken place, including Sandown Close, St Marys Close, Church Lane, and an unnamed lane. It is considered that the proposal would complement the built form of the settlement adjacent the principal highways off the main street and would not be at odds with the established local character. Furthermore, the site is flanked by built form to front south, west and partially to the east side and has a good relationship with existing built form. The site is a small gap between buildings however views are restricted by the hedge and by views of the church and other existing built form rather than views of open countryside. The layout is designed to ensure views of the church remain through gap in the hedge and shows an open grassland area to the east of the site to protect the views of the church. The development of the site is not considered to have a harmful impact on the character and appearance of the village and the rural landscape.

5.9 In regard to the management of the retained open space east of the private access road to protect the views of the church, the initial submission showed the removal of the front hedge and the land used as an extension to the existing village communal space to the front of the hedge. The case officer requested that the hedge be retained in the interests of the character of the street scene and biodiversity and the subsequent revised plan showed the land as grassland. Following discussions with the agent regarding how the land would be managed, the land has been removed from the red line indicating the application site, retained as agricultural land. This will retain the open character of this part of the site and retain views from the existing gateway towards the church

Housing size, type and tenure

5.10 The revised proposal includes a block plan 1 x 3 bed dormer bungalow, 1 x 2 bed house, 1 x 3 bed house and 2 x 4 bed houses. The proposal therefore provides a mixture of dwellings in terms of sizes, types and number of bedrooms, complying with the adopted Policy CP8, DP13 and the Size, Type and Tenure of New Homes Supplementary Planning Document.

Residential amenity

5.11 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.

- 5.12 The submitted layout shows plots 1-4 positioned close to the western to boundary of the site in order to retain the view of the church from the main street. Proposed plot 1 is located to the side of New House which has a blank gable with the exception of a first floor ensuite bathroom which is not classified as habitable room. Proposed plot 1 is approximately 3m to the east and 1.4m further forward than New House, however the siting of Plot 1 does not exceed the 45 degree code. Plots 2/3 are located adjacent to the side gable of 4 St Marys Close which is a blank gable. 4 St Marys Close also has a deep porch and there was some concern the siting of plots 2/3 may have enclosing, overbearing and overshadowing impacts impact upon the outlook from its lounge window. These plots have been resited slightly further south and plots 2/3 are no longer considered to have a harmful impact upon No 4 St Marys Close. Proposed plot 4 is located to the side of 6 St Marys Close which has a blank gable with the exception of a first floor ensuite bathroom which is not classified as habitable room. These proposed dwellings are considered to be an acceptable distance from the side gables of the existing adjacent dwellings. Proposed plot 5 is located at the north of the site. There is a separation distance in excess of 21m from its rear elevation and that of 11 St Marys Close. Given the above consideration the proposal is not considered to result in material harm to existing levels of privacy and residential amenity afforded to neighbours. Concerns have been raised regarding loss of view; however, a view is not a planning matter for consideration.
- 5.13 Regard must also be had to the level of residential amenity likely to be afforded for future occupants of the proposed dwellings. Back to back distances between plots 1 and 2/3 range from approximately 18.5m to 20.4m and the front to front distance between plots 2/3 and 4 is approximately 20m. Whilst these distances fall short of the usually accepted distance of 21m, the distances exceed those between existing properties on St Marys Close and are compatible with the local grain. Occupants of the proposed dwellings would be afforded an acceptable amenity level.
- 5.14 It is considered that the layout of the site and the density of development proposed and the separation distances to adjacent residential property would not lead to an erosion of residential amenity.

Highway safety

- 5.15 Criterion 5 of the IPG states that development must be capable of being accommodated within the capacity of existing or planned infrastructure. Policy DP4 requires development proposals to be safe and ensure high standards of access for all. 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.

Flood risk and drainage

- 5.16 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.
- 5.17 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.

Heritage assets

- 5.18 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.
- 5.19 The National Planning Policy Framework at paras 189, 190 and 192 requires an assessment of the potential harm a proposed development would have upon the significance of a designated heritage asset and requires that harm should be weighed against the public benefits of the proposal, including securing the optimum viable use of the building.
- 5.20 Policy CP1 seeks to support proposals which protect and enhance the distinctiveness, character, townscape and setting of settlements, and the historic and cultural features of acknowledged importance, stating proposals which harm the built environment will not be permitted. Core Strategy Policy CP16 supports development which preserves and enhances man made assets, and states development will not be supported which has a detrimental impact on manmade assets or is contrary to the necessary control of development within nationally or locally designated areas. Policy CP17 requires high quality design respecting and enhancing the local context and historic environment. Policy DP28 requires the conservation of the historic heritage and enhancement of conservation areas, and states permission will be granted where consistent with the conservation of this feature and refused where it prejudices the restoration of the feature. Policy DP32 requires good design, development must respect the historic context of the site, take account of local character, paying due regard to traditional design and forms of construction, and avoiding the use of inappropriate details.
- 5.21 The application is submitted with a Heritage Statement. There are two Grade II listed buildings in close proximity to the application site, namely the Church of St Mary and Bagby Hall. The church is located to the north of the application site, and glimpses of the church are available from the existing roadside gateway of the application site, which make a contribution to the setting of the church. Bagby Hall is located on the opposite side of the road from the application site, is one of the oldest extant properties in the village and is screened by mature screening to the roadside boundary. The application site makes a negligible contribution to the setting of the Hall.
- 5.22 The Heritage Statement finds the archeological, historic, architectural and artistic interest of the church to be greater than the significance derived from the contribution of its setting, and comments the church was designed to be viewed front two angles, from the east prior to its redesign and from the south along the lane leading north from the main street, east of the village hall, which provides a progression of views. Glimpses from the application site are said to be probably more fortuitous than intentional to the 1862 design, and do make a contribution to the setting of the church providing a taster of the unusual architectural treatment of

the building, prior to the viewer moving closer along the intended approach route. The glimpsed views of the church from the road are considered to be a minor contributory aspect of the significance of the building. Notwithstanding this the glimpsed view of the church is retained as proposed layout is designed with the houses located to the western section of the site rather than the full width of the site.

- 5.23 With regard to Bagby Hall Heritage Statement states the only aspect of the significance of Bagby Hall which could potentially be impacted upon by the proposed development are those parts of its setting which are reliant on views to the north. The majority of the building's significance is tied into its historic and architectural interest, and the front elevation, facing the proposed development site is heavily screened with mature tree planting.
- 5.24 Overall the Heritage Statement concludes the proposed development will result in an overall neutral impact on the significance of the key nearby listed buildings, specifically the Church of St Mary and Bagby Hall. Considering the various contributory aspects of the significance of both these structures, the only elements which could be impacted upon are parts of their respective settings. The design of the proposed development has consciously preserved those elements. On assessment of the application the proposal is not considered to result in harm to the significance of a designated heritage assets.

Effect on biodiversity

- 5.25 Policy CP16 seeks to preserve natural assets, policy DP30 seeks to protect the character and appearance of the countryside, and DP31 seeks to protect natural resources including biodiversity and nature conservation. Paragraph 170 of The National Planning Policy Framework states "planning policies and decisions should contribute to and enhance the natural and local environment by... (d) minimising impacts on and providing net gains for biodiversity". Paragraph 175 of the requires developments to avoid significant harm to biodiversity.
- 5.26 The original submission showed the roadside hedge to be removed. Though overgrown and not managed, this hedge contributes the character of the street scene and biodiversity. Revised plans show the hedge retained, although there will be a slight widening of the entrance gate. The reserved matters application will consider future landscaping to improve biodiversity opportunities.

Planning Balance

- 5.27 The proposal would create five homes in a sustainable location, without causing harm to the appearance of the settlement, or to highway safety, residential amenity capacity of local infrastructure, or the significance of listed buildings. The proposal is considered to comply with the policies of the Local Development Framework and the interim Policy Guidance. 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 acceptable. 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. Application for the approval of all of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this decision and the development hereby approved shall be begun on or before whichever is the later of the following dates: i) 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 design and external appearance of each building, including a schedule of external materials to be used; (c) the landscaping of the site including measures to ensure the retained view of the church is not obstructed.
3. The permission hereby granted shall not be undertaken other than in complete accordance with the location plan and drawing number 3864/PD/02 C received by Hambleton District Council on 26 May 2021 showing the access, layout, scale and housing mix of the proposed development, unless otherwise approved in writing by the Local Planning Authority.
4. Prior to construction of any building or regrading of land commencing detailed cross sections shall be submitted to and approved in writing by the Local Planning Authority, showing the existing ground levels in relation to the proposed ground and finished floor levels for the development and the relationship to adjacent development. The levels shall relate to a fixed Ordnance Datum. The development shall be constructed in accordance with the approved details and thereafter be retained in the approved form. These details are required prior to construction or regrading because they could otherwise be compromised and in order to minimise the risk of abortive work being undertaken.
5. 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.
6. Prior to the construction or alteration of above ground external surfaces commencing, details of the materials and 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
7. This decision grants permission for no more than 5 dwellings. The size of each dwelling in the reserved matters submission shall meet the size requirements as expressed in the Nationally Described Space Standards.

8. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

9. 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.

10. There must 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 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.

11. The development must not be brought into use until the access to the site has been set out and constructed in accordance with the following requirements:

- i) The crossing of the highway verge and footway must be constructed as a dropped kerb crossing in accordance with Standard Detail number E50.
- ii) Any gates or barriers must be erected a minimum distance of 5 metres back from the carriageway of the existing highway and must not be able to swing over the existing highway.
- iii) The final surfacing of any private access must not contain any loose material that is capable of being drawn on to the existing public highway.

All works must accord with the approved details.

12. There must be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- i) vehicular and pedestrian accesses
- ii) vehicular parking
- iii) vehicular turning arrangements including measures to enable vehicles to enter and leave the site in a forward gear.

No part of the development must be brought into use until the vehicle access, parking and turning areas have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

13. No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan. The Plan must include, but not be limited to, arrangements for the following in respect of each phase of the works:

- i) details of any temporary construction access to the site including measures for removal following completion of construction works;
- ii) wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
- iii) the parking of contractors' site vehicles;

- iv) areas for storage of plant and materials used in constructing the development clear of the highway;
- v) contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

14. All new 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

15. Except where affected by access arrangements all existing boundary hedges and trees within and adjacent to the application site shall be retained, and shall not be cut down, uprooted or destroyed, without the written approval of the Local Planning Authority. Any works to a tree shall be carried out in accordance with the British Standard 3998 (Tree Work). If any retained tree or hedge is removed, uprooted or destroyed or dies, a replacement tree or hedge shall be planted at the same place, size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

16. Notwithstanding the proposals detailed in the application no development shall commence until an Arboricultural Method Statement and Tree and Hedge Protection Plan is approved in writing by the Local Planning Authority for trees and hedging within and adjacent to the application site. This must be in close accordance with: (a) BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations; and (b) NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) - Operatives Handbook 19th November 2007. Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.

The reasons are:

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, before the development is commenced.
3. In order that the development does not exceed that set out in this outline approval, is undertaken in a form that is appropriate to the character and appearance of its surroundings in accordance with the Hambleton Development Plan Policies DP1 and CP17, 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.
4. To ensure that the development is appropriate in terms of townscape and landscape impact in accordance with Local Development Framework Policies CP1, CP4, CP16, DP30 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.
6. 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.
7. To ensure that the development meets the Nationally Described Space Standards and the
8. In the interest of satisfactory and sustainable drainage
9. To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network
10. In the interests of highway safety.
11. To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users
12. To ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.
13. In the interest of public safety and amenity
14. 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.
15. The trees and hedges are of important local amenity value and protection of the trees is appropriate in accordance with Local Development Framework Core Strategy Policy CP16.
16. To protect the all existing trees and hedges on and immediately adjacent to the site that the Local Planning Authority consider provide important amenity value in the locality.