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82/03(13)

CASE NUMBER: 03/02538/FUL  
GRID REF: EAST 434870 NORTH 458540

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**APPLICATION NO.:** 6.94.64.F.FUL

**LOCATION:**

Hazel Heads Farm The Green Scriven Knaresborough North Yorkshire HG5 9EA

**PROPOSAL:**

Erection of 5 no dwellings and conversion of barns to form 3 no dwellings, with associated garaging, formation of new vehicular access, hard and soft landscaping and the felling of 3 no trees (site area 0.43ha).

**APPLICANT:** Arncliffe Homes

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 10.02.2009
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 24.12.2003
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 The site shall be developed with separate systems of drainage for foul and surface water.
- 5 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing and off-site works have been submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.
- 6 Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no building shall be occupied or brought into use prior to the completion of the approved foul drainage works.
- 7 Prior to the commencement of the development hereby permitted, the following drawings and details shall be submitted to, and shall have been approved in writing by the Local Planning Authority in consultation with the Local Highway Authority:-
  - (i) Detailed plans to a scale of not less than 1:250 showing the proposed highway layout, including dimensions of carriageway, footway, verge widths and visibility splays, the proposed buildings and site layout, the proposed floor levels, driveways and the drainage and sewerage system;
  - (ii) Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line and channel lines of each proposed

road showing the existing ground level and proposed road level, and full details of surface water drainage proposals;

(iii) A typical highway cross-section to a scale of not less than 1:50 showing a specification for the types of construction proposed for carriageways and footways/footpaths and when requested cross-sections along the proposed roads showing the existing and proposed ground levels;

(iv) Details of the method and means of surface water disposal;

(v) Details of all proposed street lighting;

(vi) Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.

No road works shall commence on site prior to the written approval of these details by the Local Planning Authority.

The development shall thereafter not be carried out otherwise than in full compliance with the approved drawings and details.

N.B In imposing the above condition it is recommended that before a detailed planning submission is made a draft layout be produced and be the subject of a discussion between the applicant, the Local Planning Authority and the Local Highway Authority, in order to avoid abortive work. The agreed drawings must finally be approved by the Local Planning Authority for the purpose of this condition.

- 8 No dwelling to which this planning permission relates shall be occupied unless or until the carriageway and any footway/footpath from which it gains access is constructed to basecourse macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation.

The carriageway and footway/footpath wearing courses and street lighting shall be completed within three months of the date of commencement of construction of the penultimate dwelling of the development or within two years of the laying of the basecourse whichever is sooner, unless otherwise agreed in writing with the Local Planning Authority.

- 9 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-

(ic) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or the Specification of the Local Highway Authority;

(ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 4.5 metres back from the carriageway of the existing highway and shall open into the site;

(iv) that part of the access(es) extending 4.5 metres into the site from the carriageway of the existing highway shall be made up and surfaced in accordance with the approved details and/or the Specification of the Local Highway Authority;

(v) provision shall be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details and/or the Specification of the Local Highway Authority.

**NOTE:**

You are advised that a separate licence will be required from the Local Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 10 Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2.4m x 70m measured down the centre line of the access road and both channel lines of the major road shall be provided at the junction of the access road with the county highway. Once created, these visibility areas shall be maintained clear of any obstruction higher than 1.05m above carriageway level and retained for their intended purpose at all times.
- 11 Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2m x 2m x 1.0m high measured down the edges line of the access road and the back of the footway of the major road shall be provided. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 12 Prior to the first use of the development the vehicular access, parking and turning facilities shall be formed in accordance with the submitted drawing [Reference L1626/7]. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 13 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any subsequent Order, the garage(s) shall not be converted into a habitable room(s) without the express written approval of the Local Planning Authority.
- 14 Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site shall be 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 the development commences on the site and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal.
- 15 Any projection overhanging the footway shall be securely fixed and no part shall be less than 2.1 metres above the footway level and no closer than 0.6 metres from

- the edge of the carriageway.
- 16 No vehicles associated with on-site works shall be parked outside the application site.
  - 17 Prior to the commencement of the development there shall be submitted to and approved by the Local Planning Authority proposals for the provision of an on-site parking area and on-site materials storage area capable of accommodating all staff and sub-contractors vehicles clear of the public highway and all materials required for the operation of the site. The approved compounds shall be made available for use at all times the building works are in operation.
  - 18 Notwithstanding the submitted details the garaging to Plot 8 shall be constructed in accordance with details to be submitted for the written approval of the Local Planning Authority which shall reflect the roof form of the buildings which previously stood on the site of the proposed garages and thereafter shall be constructed in accordance with the approved details.
  - 19 Notwithstanding the submitted details, revised plans of the footway across the site frontage showing a reduced width commensurate with pedestrian safety, shall be submitted for the written approval of the Local Planning Authority and thereafter constructed in accordance with the approved details.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 In the interests of satisfactory and sustainable drainage.
- 5 To ensure the site can be properly drained.
- 6 To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.
- 7 To secure an appropriate highway construction to an adoptable standard, in the interests of highway safety and the amenity and convenience of highway users.
- 8 To ensure safe and appropriate access and egress to the properties, in the interests of highway safety and the convenience of prospective residents.
- 9 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 10 HW10R ROAD SAFETY REQUIREMENTS
- 11 HW11R ROAD SAFETY REQUIREMENTS
- 12 HW17R ROAD SAFETY REQUIREMENTS
- 13 HW23R ROAD SAFETY REQUIREMENTS
- 14 HW26R ROAD SAFETY REQUIREMENTS
- 15 To protect pedestrians and other highway users.
- 16 In the interests of highway safety.
- 17 In the interests of highway safety.
- 18 In the interests of the amenities of the conservation area.
- 19 In the interests of the amenities of the conservation area and pedestrian safety.