

North Yorkshire Council

Community Development Services

SKIPTON AND RIPON CONSTITUENCY COMMITTEE

05 MARCH 2024

**ZA23/25382/FUL - CHANGE OF USE OF AGRICULTURAL LAND TOGETHER
WITH THE ERECTION OF TIMBER CLAD HOLIDAY LODGES AND
ASSOCIATED ACCESS AND PARKING AT LAND TO NORTH OF CARLA BECK
HOUSE, CARLA BECK LANE, CARLETON, SKIPTON, BD23 3BQ, ON BEHALF
OF MR K DOWNS**

Report of the Assistant Director/Planning – Community Development Services

1.0 PURPOSE OF THE REPORT

- 1.1 To determine a planning application for the proposed change of use of land to accommodate timber clad holiday lodges with associated access and parking on land to the North of Carla Beck Lane, Carleton in Craven.
- 1.2 This application is brought to the Area Planning Committee by Councillor Solloway due to public interest, concerns over flooding that the proposal is not policy compliant.

2.0 EXECUTIVE SUMMARY

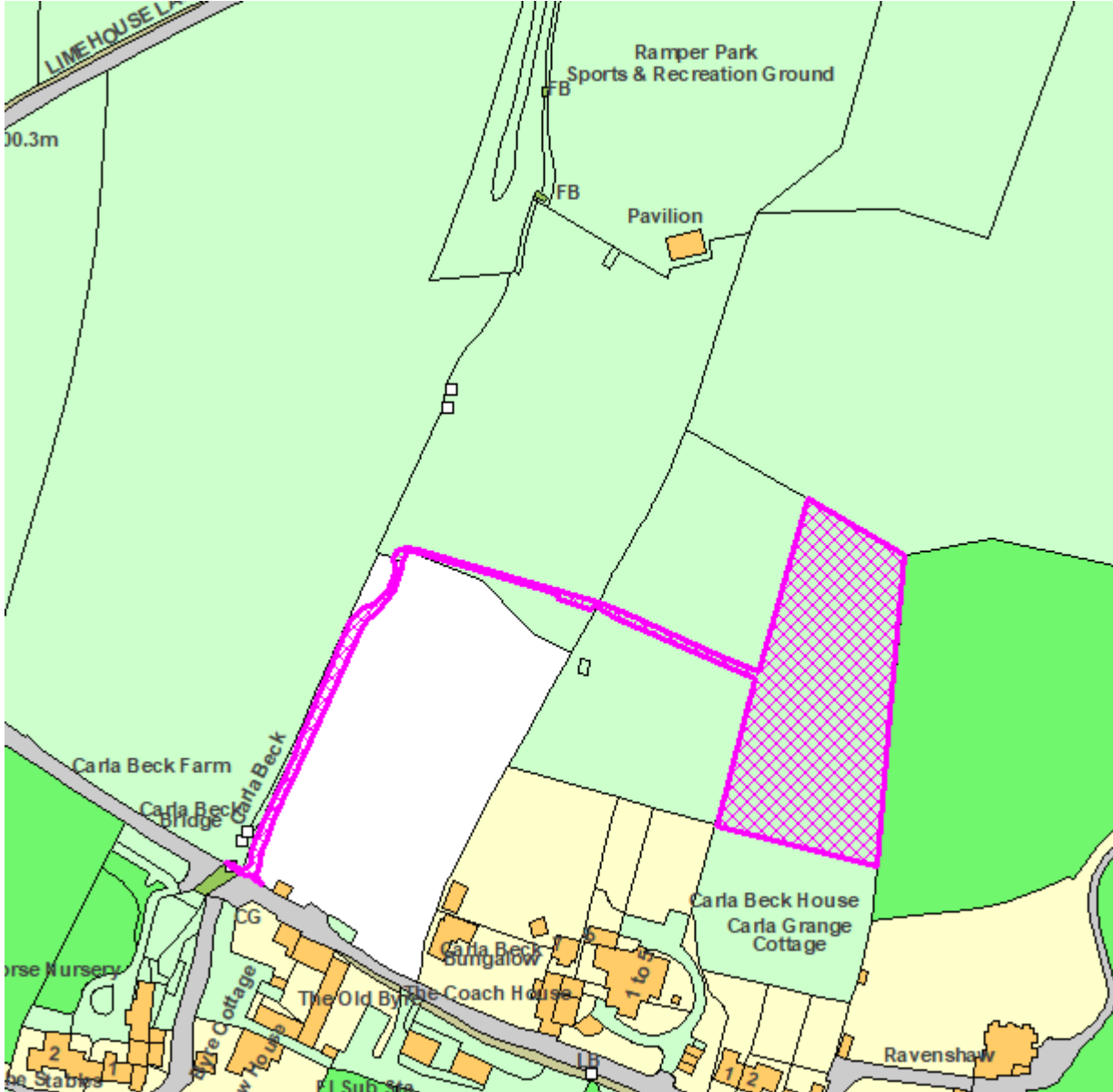
RECOMMENDATION:

- 2.1 The proposal would result in the construction of 8 holiday lodges on the site on the periphery of Carleton in Craven. There are concerns regarding flooding, highways, design, amenity, visual impact and biodiversity. However, the proposal is considered to have mitigated these concerns subject to imposition of planning conditions.
- 2.2 Approval is therefore recommended.



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3.0 PRELIMINARY MATTERS

3.1 This proposal has been brought forward twice before 2019/20779/FUL and 2020/22178/FUL. The most recent refusal was appealed but the appeal was withdrawn prior to an appeal decision being issued. The reasons for refusal for 2020/22178/FUL included the social and environmental harm arising from the proposal, erosion of the open nature of the area affecting the character and appearance of the surrounding landscape, and insufficient visibility

splays. It is considered that the current proposal addresses the previous reasons for refusal.

3.2 Access to the case file on Public Access can be found here: - <https://publicaccess.cravenc.gov.uk/online-applications/>.

3.3 The following relevant planning history has been identified for the application site:

- 2019/20779/FUL: Proposed change of use of agricultural land to site timber clad lodges for holiday use. Refused 10th March 2020.
- 2020/22178/FUL: Proposed change of use of agricultural land to site timber clad lodges for holiday use. Refused 02nd December 2021. Appeal lodged but withdrawn by the appellant.

4.0 SITE AND SURROUNDINGS

4.1 The application site relates to a parcel of agricultural land to the north of Carla Beck Lane and west of Pale Lane, Carleton. The site is rectangular in shape and is accessed via an existing access track to the south-west of the site connecting directly to Carla Beck Lane to the south-west.

4.2 The site is relatively flat with substantial landscaping to the east boundary of the site toward Pale Lane. The site is mostly enclosed by timber post and rail fencing, with drystone walls further to the west toward the public right of way.

4.3 Located to the south of the site are a small group of residential dwellings and a former farmyard granted full planning permission for residential development (Reference: 17/2017/18073). Travelling southwest is the settlement of Carleton. Running along the western boundary is Carla Beck and a PROW public right of way (05.10/6/1). There is also a Tree Preservation Order 282 (2020) which protects 15 trees within the area, 3 of which are within the site boundary. The site access track falls within an area at risk to surface water flooding and the site lies within a SSSI impact zone.

4.4 The application site is located outside of the main built-up area for the village of Carleton and therefore lies within the open countryside.

5.0 DESCRIPTION OF DEVELOPMENT

5.1 The application seeks full planning permission for the change of use of a parcel of agricultural land to allow the siting of 8 No. timber clad holiday lodges. The proposal will create an access adjacent to the Public Right of Way connecting Carla Beck Lane to the south-west of the site with the recreation field and Limehouse Lane to the north-west of the site.

5.2 In addition to the proposed holiday lodges there will be parking and turning areas sufficient for 1 parking space per lodge.

6.0 PLANNING POLICY AND GUIDANCE

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning authorities must determine each application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise.

Adopted Development Plan

- 6.2 The Adopted Development Plan for this site is the Craven Local Plan 2012-2032 adopted November 2019.

Emerging Development Plan - Material Consideration

- 6.3 The North Yorkshire Local Plan is the emerging development plan for this site though no weight can be applied in respect of this document at the current time as it is at an early stage of preparation.

Guidance - Material Considerations

- 6.4 Relevant Guidance for this application is
- National Planning Policy Framework 2023 (The Framework)
 - National Planning Practice Guidance (The PPG)
 - National Design Guide (The NDG)
 - CDC Good Design SPD
 - CDC Flood Risk SPD
 - CDC Biodiversity SPD

7.0 CONSULTATION RESPONSE

- 7.1 The following consultation responses have been received and have been summarised below:

Consultees

- 7.2 **Carleton in Craven Parish Council:** Object as the proposal does not comply with local and national policies, flooding concerns, light pollution concerns, and highway impact concerns.
- 7.3 **Yorkshire Water Services:** The proposal is in an area not served by the public sewerage network. In this instance, the application should be referred to the Environment Agency and the Local Authority's Environmental Health Section for comment on private treatment facilities."
- 7.4 **NYC Environmental Protection:** No objections to the scheme but recommend conditions regarding noise, construction noise, waste, and contaminated land.
- 7.5 **NYC Highway Authority:** No objection but recommend a condition for access, turning and parking.

- 7.6 **NYC Public Rights of Way Officer:** No objection but recommend informatives regarding the protection of the Public Right of Way.

Local Representations

Site Notice dated 20th October 2023.
Press Notice not required.

- 7.7 At the time of writing 77 letters of representation have been received all in objection to the scheme. A summary of the comments is outlined below. However, comments can be viewed in full at the [Public Register](#).

7.8 Visual impact

The access track is too long to get to the site.
Visually unacceptable upon surrounding area.
Materials not in keeping with local area/inappropriate design.

7.9 Flooding/drainage

Flooding concerns.
Foul drainage unacceptable.

7.10 Highways

Highway safety concerns.
Emergency services access not acceptable.
Insufficient public transport.
Inadequate parking.

7.11 Amenity

Light and noise pollution.
Amenity impact on neighbouring residents.
Strain on local services and amenities.
No consideration of security.

7.12 Biodiversity

Impact upon wildlife/ecology.

7.13 Policy

Not a sustainable location.
No economic benefits.

7.14 Other matters

Not much difference to previously refused applications
Inaccuracies on application form
Enough holiday lets in the area already.

8.0 ENVIRONMENTAL IMPACT ASSESSMENT

- 8.1 Having regard to the scale and nature of the proposal, the development does not fall within Schedule 1 or 2 of the Town and Country Planning

(Environmental Impact Assessment Regulations 2017) (as amended).
Therefore, no Environment Statement is required.

9.0 MAIN ISSUES

9.1 The main issues are:

- Principle of development
- Holiday Accommodation
- Visual impact of development.
- Sustainable design.
- Impact of development on the amenity of neighbouring properties.
- Highway Considerations.
- Biodiversity.
- Other Matters.

10.0 ASSESSMENT

Principle of Development

- 10.1 The proposal is for a change of use of agricultural land to sit together with the erection of timber clad holiday lodges and associated access and parking. The site is situated in open countryside with Carleton Village centre located in relatively close proximity to the site. Local Plan Policies ENV1, ENV3, EC3 and EC4 all support sustainable tourist related development that respect the character of the local area whilst promoting social and economic benefits for the rural communities.
- 10.2 Paragraph 88 of the NPPF states that LPAs should enable "the sustainable growth and expansion of all types of business in rural areas." They should also enable "sustainable rural tourism and leisure developments which respect the character of the countryside."
- 10.3 The proposal would result in part of an agricultural field being lost. However, to support the existing farming enterprise the applicant is seeking to diversify the farming operation through the provision of a new rural tourism business.
- 10.4 The provision of the tourism development is considered to be beneficial to the rural economy and of benefit to the rural community including through employment opportunities. Whilst the full visual impact of the development would be considered in detail later in this report, policy EC4 is supportive of tourism development where it is sustainable, and helps to improve the economy, environment and quality of life.
- 10.5 It is acknowledged that the public transport to the site is limited so there is an expectation that visitors to the site will arrive through private domestic vehicles. Given the rural and semi-rural locations of most chalet accommodation schemes, reliance on car travel is to be expected for such developments.

- 10.6 It is considered that the proposal would result in a boost to the local economy, both through construction of the site and through local spending for future visitors to the site. It is considered that there could be some environmental and biodiversity benefits brought as a result of the proposed significant landscaping to the area.
- 10.7 In conclusion, the proposal is for a tourism development and as such the proposal is therefore acceptable in principle, subject to the proposal being found to be in accordance with the other policies of the Local Plan.

Holiday Accommodation

- 10.8 The proposal has not stated whether or not the holiday lodges would be utilised for 12 months of the year. However, it is not considered that the use of the site 12 months of the year would be an issue. While there are concerns that the proposal could result in permanent accommodation on the site if open 12 months of the year this can be controlled through planning conditions ensuring that the chalets are used purely for holiday purposes.

Visual impact of Development on the surrounding area and on designated heritage assets

- 10.9 Policy ENV1 expects new development proposals to respect, safeguard, and wherever possible, restore or enhance the landscape character of the area.
- 10.10 Policy ENV2 states that development acceptable in principle under policy ENV1 should only be permitted where it is compatible with the character of the surrounding area and does not have an unacceptable impact on the surrounding area. The design of structures should also relate well to the setting taking into account of the immediate impact and public views of the development.
- 10.11 Paragraph 180 of the NPPF states that planning decision should contribute and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside.
- 10.12 The applicant has submitted a landscape character and visibility appraisal, which acknowledges that the sense of openness will be affected by the proposal, but this impact is slight considering that previously farm buildings were located on this site. Furthermore, it states that visual effects would only be experienced over a limited area due to intervening screening and the local topography and the small-scale nature of the development.
- 10.13 It is acknowledged that the application site is enclosed, albeit relatively distantly, by Carla Beck Lane to the south, Pale Lane to the east and Limehouse Lane to the north. The site is also partially screened by existing landscaping including dense tree coverage to the east on Pale Lane, and some existing trees within the site. The site has timber post and rail fencing to the site boundaries, with the exception of the north-west section adjacent to

lodge No. 1 and the southern section of the site adjacent to lodge No. 6 which are both open boundaries to other agricultural land.

- 10.14 The site has open views toward it from Limehouse Lane in particular which is the main highway access connecting Carleton to Skipton. Similarly, there is a public right of way to the west of the site which connect Carla Beck Lane with Limehouse Lane to the west of the recreation ground. The existing and proposed boundaries are all timber post and rail fencing. This treatment is relatively transparent and allows for views of the site from Limehouse Lane, Pale Lane, and from the public right of way.
- 10.15 The applicant has shown on the submitted plans that the existing trees would be retained. Further, a statement has been submitted indicating that additional tree planting would take place at the site, details of which have been included on a landscape plan including specific numbers, schedule and location of the landscaping works.
- 10.16 It is considered that the most dominant views of the site would have been achieved from the Public Right of Way in close proximity to the site. These views would include the access track, as well as the chalets and proposed landscaping. The proposed landscaping would help to soften the visual impact of the chalets. The access track is proposed to utilise grasscrete which will reduce the visual impact of the access. The main visual impact is considered to be further to the north from Limehouse Lane. However, as shown in the submitted Landscape and Visual Impact Assessment, the visual impact of the chalets is considered to be minimal and acceptable. Due to the proposed landscaping, views of the site from the nearest public viewpoints will be significantly screened and softened. It is therefore considered that the proposed development would not be visually intrusive upon the surrounding area.
- 10.17 The proposal is outside of the designated Carleton Conservation Area, with the nearest boundary at the junction of Carla Beck Lane and Limehouse Lane to the west of the site.
- 10.18 The proposal is suitably separated from the Carleton Conservation Area and it is considered that the proposal would therefore result in no harm to this designated heritage asset. Similarly, due to the separation distances and intervening built forms the proposal would not have an adverse impact on the setting or significance of The Rectory and Spence's Court both Grade II listed buildings.
- 10.19 The Appraisal states that viewpoint V7 is a highly significant dynamic view from Limehouse Lane into the settlement and to either side are highly important in terms of defining the historic core of Carleton and its relationship with the surrounding rural landscape.
- 10.20 It is considered that the proposal would not harm the historic core of the Conservation Area, nor the relationship between the built form of the settlement and the rural landscape character to the north due to suitable

separation through existing and proposed boundary treatment and the development proposed adjacent to existing built form.

Sustainable design

10.21 In regard to sustainability of design, this has been taken into consideration by the applicant. This includes the use of sustainable materials, minimal external lighting, use of low energy fittings, and are well insulated to reduce the use of heating. Overall, it is considered that the proposed development has incorporated a sustainable design while retaining the visual character of the area.

Amenity impact

10.22 Policy ENV3 states that development should protect the amenity of existing residents and business occupiers as well as create acceptable amenity conditions for future occupiers.

10.23 Paragraph 135 of the NPPF states that planning decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future uses.

10.24 The site is on the edge of the settlement of Carleton on agricultural land. The nearest built form to the site is to the south along the frontage of Carla Beck Lane. The nearest residential property to the site is 79m, with the nearest residential garden 52m from the boundary.

10.25 In terms of privacy, overshadowing or appearing overbearing it is considered that the proposed separation distance of the application site from neighbouring properties is sufficient. The application site is on a similar ground level to the nearest properties so overshadowing and appearing overbearing would not occur. It is considered that given the separation distance of the site from the nearest neighbouring occupiers, the proposal would not result in an unacceptable loss of privacy or amenity to neighbouring occupiers.

10.26 Objections have been lodged stating that there would be an increase in light and noise as a result of the development. Presently, the background noise around the site is predominantly from movement of vehicles on the highway, and trains to the north of the site. It is acknowledged that the proposed holiday lodges may result in an increase in noise than currently experienced. Neighbouring occupiers would experience an increase in noise levels due to an increase in traffic and general activity on the site. However, it is not considered that any noise generated would be at such a level to justify withholding planning permission. Furthermore, the Council's Environmental Health Officer has not objected to the proposal regarding noise nuisance.

10.27 Concerns have been raised regarding light pollution as a result of the proposal. It is acknowledged that the proposal would result in addition light

from this area. However, there is no significant external lighting other than the low-level lighting on the bollards following the access track. The lighting emanating from the proposed lodges itself will mostly be contained by the existing and proposed soft landscaping within the site. Furthermore, any light that escapes beyond the site boundary would be to a low level and would be seen in the context of the settlement of Carleton in Craven.

Highway considerations

- 10.28 Policy INF4 states that new developments will help to minimise congestion, encourage sustainable transport modes and reduce conflict between road users by ensuring proper provision and management of parking for cars and other vehicles. When determining development proposals, relevant consideration will be given to any likely impacts on public off-street parking and parking on the public highways (on-street parking).
- 10.29 Paragraph 115 of the Framework indicates that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."
- 10.30 The application form states that the development would provide 10 off-street parking spaces. These spaces are broken down into 8 allocated spaces for the lodges and 2 for visitors. The proposal would also include the construction of an access track adjacent to the existing Public Right of Way.
- 10.31 The Highway Authority has been consulted on the application and have no objections to the scheme subject to a condition for the access, parking and turning areas.
- 10.32 The internal roads will be surfaced and constructed fully in accordance with the requirements of any future site licence and pathway lighting would consist of low-level bollard lighting. This low level lighting along the access track will aid access to the site by emergency vehicles as and when required and this would be covered by the site licence.
- 10.33 In conclusion, it is not considered that the proposal would unduly conflict with Local Plan Policies INF4 and INF7. Therefore, according to Framework paragraph 115, planning permission should not be refused on highway grounds.

Biodiversity

- 10.34 Policy ENV4 requires that development avoids the loss of, and encourages the recovery or enhancement of habitats, and that the biodiversity of buildings is conserved. Development proposals that result in a significant loss in, or harm to, biodiversity on site, and where no compensatory measures are proposed, will be resisted. Furthermore, development proposals should achieve benefits

in biodiversity at least equal to the biodiversity value of the site prior to development.

- 10.35 The NPPF promotes the conservation, restoration and enhancement of priority habitats and the protection of priority species. In determining applications, it states that where significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated or compensated, planning permission should be refused (paragraph 186 refers).
- 10.36 Furthermore, paragraph 188 advises that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.
- 10.37 The applicant's agent has submitted a thorough landscaping scheme which includes the creation of a wildflower meadow at the southern end of the site, a native hedge to the southern and western boundaries, a native woodland to the southern, western and northern boundaries, and the inclusion of bat and bird boxes within the site. It is considered that the proposal sufficiently demonstrates the impact of the proposal upon biodiversity and that the impact is acceptable, subject to conditions.

Other Matters

- 10.38 Concerns have been raised regarding drainage and flooding at the site claiming that the site is more susceptible to flooding than it was when previously refused. The majority of the site lies within Flood Zone 1 the lowest probability of flooding however the proposed access off Carla Beck Lane does lie within at risk of surface water flooding. This has been addressed by the application in the submitted Design and Access Statement. It is acknowledged that Pale Lane and Carla Beck Lane can sometimes become impassable during periods of heavy rainfall and the northern part of Limehouse Lane is also susceptible to flooding during these periods. However, the applicant states that the site itself is less prone to flooding from watercourses or surface water. This has been further evidenced through the Environment Agency flood risk maps which confirms that the site is not at risk from either fluvial or surface water flooding.
- 10.39 Concerns have been raised through letters of objection regarding waste collection. While there has not been a specific identified location for the waste on site, the collection of waste from the site will be covered by the site licence.

11.0 PLANNING BALANCE AND CONCLUSION

- 11.1 Paragraph 11 of the NPPF advises that LPA's should be approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or

the policies which are most important for determining the application are out-of-date, granting permission unless:

"the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

- 11.2 The proposal would not adversely affect the character and appearance of the area, given the existing capacity of the site and its ability for the local area to absorb the development.
- 11.3 The proposal given its limited visibility from public vantage points would not be harmful to the rural landscape. Nor would the proposal give rise to any adverse impacts on resident's amenity, highway safety or increase in any flood risk.
- 11.4 The proposal would provide biodiversity benefits.
- 11.5 On balance, it is considered that there are no adverse impacts arising from the proposal and would accord with the requirements and expectations of the relevant Spatial Principles and Core Policies of the Craven Local Plan, and with the relevant sections of the National Planning Policy Framework and the national Planning Practice Guidance.

12.0 RECOMMENDATION

12.1 To GRANT planning permission subject to the conditions listed below.

- 1 The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The permission relates to the following plans:

Drawing No. TS418-5C "Site Plan" received 25th September 2023.

Drawing No. 448/01 Rev D "Landscape Layout" received 25th September 2023.

Drawing titled "Essence Collection 3 Bedroom" received 25th September 2023.

Drawing titled "Essence Collection 2 Bedroom" received 25th September 2023.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven

District (Outside the Yorkshire Dales National Park Authority) Local Plan and the National Planning Policy Framework.

- 3 Development shall not commence until a scheme detailing foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details. No part of the development shall be brought into use until the drainage works approved has been completed.

Reason for condition: To ensure the provision of adequate and sustainable means of drainage in the interests of amenity and flood risk.

- 4 No above ground works shall take place until a Construction Exclusion Zone has been formed around the Root Protection Areas of those trees and hedgerows identified as being retained on the approved plans. The Construction Exclusion Zone shall be provided in the form of protective fencing of a height and design which accords with the requirements BS 5837: 2012. The Construction Exclusion Zone shall be maintained in the duly installed positions during the entirety of the construction period insofar as it relates to these areas of the site.

Reason: To ensure that adequate measures are put in place to protect existing trees and hedgerows which are to be retained as part of the development before any construction works commence in accordance with the requirements of the Craven Local Plan and the National Planning Policy Framework.

- 5 Prior to the installation of the hereby chalets, details of the exact materials and external colour treatment options for the chalets shall be submitted to and approved in writing by the Local Planning Authority. Once approved, all new chalets installed on the site shall be coloured in accordance with the approved schedule of colours.

Reason: In order to ensure that the lodges are well assimilated into the countryside, and to reserve the rights of the Local Planning Authority with regard to this matter.

- 6 Prior to use a noise management scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the provisions to be made for the control of noise emanating from the site.

The scheme shall be implemented from the start of use and maintained for the lifetime of the development.

A review of the written noise management scheme shall be carried out by the person responsible for the site every 12 months and upon receipt of a justified noise complaint. Any alterations to the written noise management scheme as a result of a review must be submitted to and approved in writing by the Local Planning Authority.

The agreed written noise management scheme and last 12 months of written reviews must be kept on the premises at all times and be available to the Local Planning Authority upon request within 7 days of such a request.

Reason: In the interests of the protection of amenities of local occupiers.

- 7 Should any significant contamination be encountered during development, the local planning authority shall be notified in writing immediately. A Remediation Strategy shall be submitted to, and approved in writing by, the local planning authority, The approved remediation measures shall be implemented in accordance with the timescales in the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy, a Validation Report shall be submitted within agreed timescales to, and approved in writing by, the local planning authority. The site shall not be brought into use until such time as all the validation data has been approved in writing by the local planning authority at the agreed timescales. The Remediation Strategy and Validation Report shall be prepared in accordance with current best practice.

Reason: To enable the local planning authority to ensure that unexpected contamination at the site will not present significant environmental risks and that the site will be made suitable for use.

- 8 No part of the development shall be brought into use until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of the hard landscaping, including details of the permeable surfaces used on the access track and parking spaces, for the site.

Reason: In the interests of the appearance of the proposed development and to reserve the rights of the Local Planning Authority with regard to this matter.

- 9 The holiday lodges shall not be occupied as a person's sole, or main place of residence.

Furthermore, the owners/operators of the site shall at all times maintain an up-to-date register of the names of all owners and occupiers of each individual holiday unit on the site together with the addresses of their main place(s) of residence and shall make this information available on request at all reasonable times to the Local Planning Authority.

Reason: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation.

- 10 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the parking spaces identified on the approved plans shall be retained and maintained for their intended purpose at all times.

Reason: To ensure proper provision and management of parking for cars in accordance with Craven Local Plan 2012 to 2032 Policy INF4 and the National Planning Policy Framework.

- 11 Unless otherwise approved in writing, the external lighting hereby approved shall be installed in accordance with the approved details and retained for the lifetime of the development.

Reason: To ensure safe access to the site while minimising the impact upon the surrounding area in accordance with Policy ENV3 of the Local Plan.

- 12 The development shall be undertaken in full accordance with the landscaping scheme shown on Drawing No. 448/01 Rev D.
The landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of the Craven Local Plan policy ENV4 and the National Planning Policy Framework.

Notes

- 1 Statement of Positive Engagement:

In dealing with this application North Yorkshire Council (Craven) has sought to approach the decision making process in a positive and creative way, in accordance with the requirements of paragraph 38 of the NPPF.

- 2 Existing Public Rights of Way on the site should remain unobstructed and available for use unless and until an application (whether temporary or permanent) under Sections 247 or 257 of the Town and Country Planning Act (or any other relevant legislation) is approved to allow the diversion or stopping up of any of these routes. Approval of any such application should be confirmed prior to the carrying out of any operations that would obstruct the use of the relevant Public Rights of Way.

- 3 Hours of Construction

The hours of operation during the construction phase of development and delivery of construction materials or equipment to the site and associated with the construction of the development hereby permitted should be limited to 0730 hours to 1800 hours on Monday to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.

- 4 The business operator has a duty of care with respect to their waste. They must ensure their waste is stored safely and securely on site so that it does not escape their control. It should be given to an authorised person for disposal and with each transfer a waste transfer document must be produced and retained for 2 years. If the business operator wishes to transport their own waste to an authorised or permitted waste disposal site they must hold a waste carriers licence issued by the Environment Agency.

Target Determination Date: 1 March 2024

Case Officer: Mr Sam Binney

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