

North Yorkshire Council

Community Development Services

Skipton and Ripon Constituency Planning Committee

6TH AUGUST 2024

ZC24/01406/FUL- CONVERSION OF EXISTING STABLE TO FORM ONE NEW CUSTOM BUILD DWELLINGHOUSE WITH ASSOCIATED GARDEN AND PARKING AREAS.

Report of the Assistant Director Planning – Community Development Services

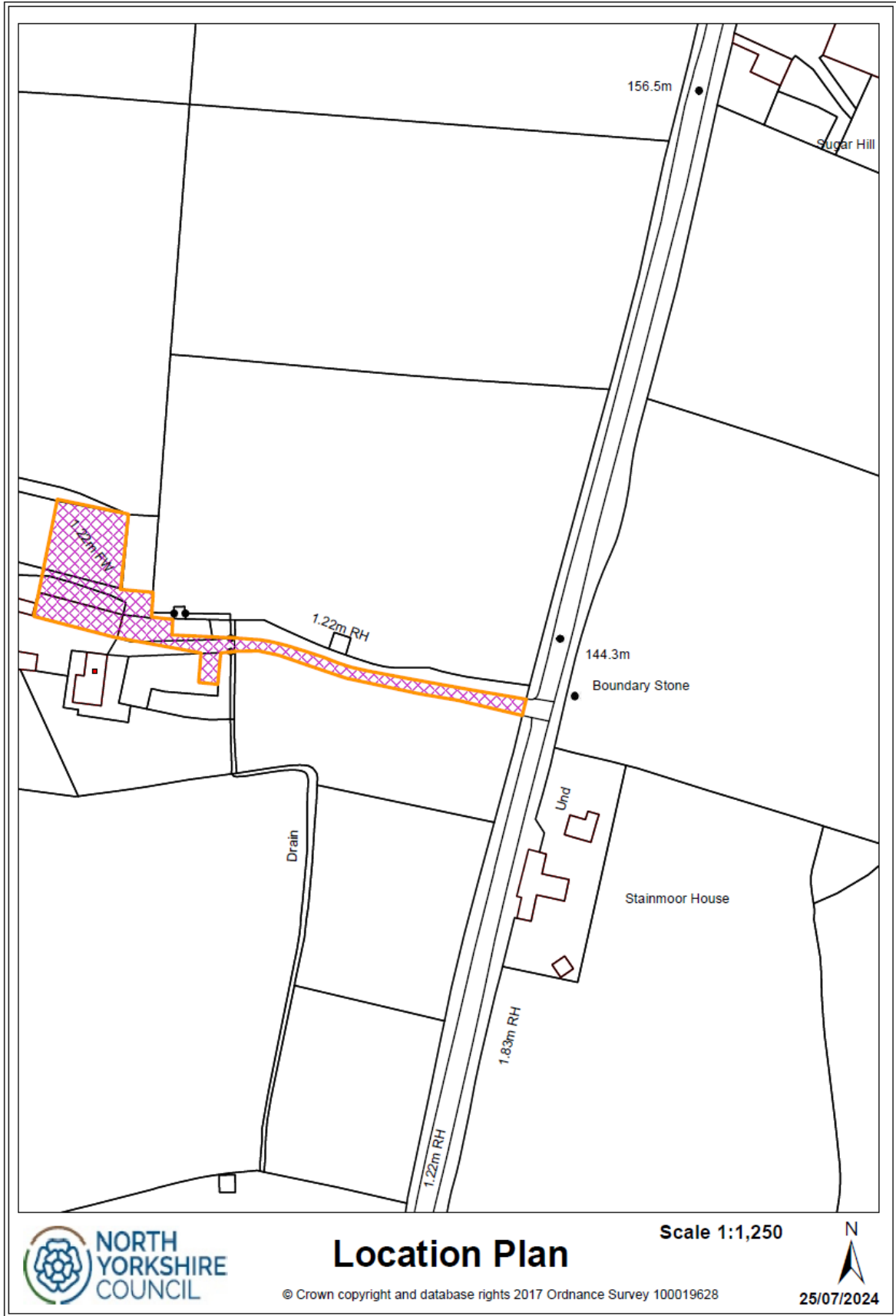
1.0 Purpose of the Report

- 1.1 To determine a planning application for the Conversion of existing stable to form one new custom build dwellinghouse with associated garden and parking areas at Bogs Hall Stables, Bogs Hall Farm. Kirkby Malzeard.
- 1.2 This application is brought to the Area Planning Committee as the applicant is a member of the Development Management Team – Harrogate Office.

2.0 EXECUTIVE SUMMARY

RECOMMENDATION: That planning permission be **GRANTED** subject to conditions listed below and completion of a unilateral agreement with terms as detailed in Table 1.

- 2.1. This application seeks permission for the conversion of existing stable to form one new custom build dwellinghouse. The proposal includes the creation of a domestic curtilage to the north of the building using an area of existing hardstanding and part of an existing equestrian menage. The proposal shares an existing access with the existing dwelling on the site but has its own parking provision.
- 2.2. The application site is located outside defined development limits and the nearest settlement is Kirkby Malzeard. This is an area where housing is not considered to be acceptable unless supported by another local plan policy. Local Plan Policy HS6 supports the conversion of rural buildings to dwellings. The site is also situated within the Nidderdale National Landscape (AONB).
- 2.3. It is considered that the proposal meets the requirements set out in Local Plan Policy HS6 and would not harm the character and appearance of the Nidderdale National Landscape and would therefore comply with Local Plan Policy GS6 and NE4.
- 2.4. The Council has a shortage of self and custom build plots and the proposal would provide a custom build dwelling. A legal agreement is required to meet the criteria of custom build dwelling and therefore meet the exemption provided in relation to mandatory Biodiversity Net Gain.
- 2.5. Subject to the signed unilateral agreement the proposal is considered to comply with local and national planning policies.



Location Plan

Scale 1:1,250



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25/07/2024

3.0 Preliminary Matters

- 3.1. Access to the case file on Public Access can be found [here](#)
- 3.2. The application has been amended during the determination process. The curtilage to the proposed dwelling has been reduced in size and the size of the openings proposed to the northern elevation have been reduced.
- 3.3. There is no relevant planning history in relation to this application.

4.0 Site and Surroundings

- 4.1. The application site comprises of an existing blockwork stable block situated at Bogs Hall Farm. The building is in close proximity to a number of stable and equestrian buildings and to the north of the building sits a large horse menage.
- 4.2. An existing dwelling is located opposite the building to the south. The equestrian business, existing house and proposed dwelling share the same access off Laverton Road.
- 4.3. The application site is located approximately 0.6 miles from the settlement of Kirkby Malzeard, which has a school, pub and village shop.

5.0 Description of Proposal

- 5.1. This application seeks Full planning permission for the conversion of the stable building to form 1 no. custom build dwelling with associated garden and parking. The property would provide three-bedroom accommodation with an estimated internal floorspace of 146 sq. metres.
- 5.2. A garden would be provided to the north elevation of the building which would incorporate the existing area of hardstanding and part of the arena to the north. The application has been amended to reduce the extent of the proposed domestic curtilage. The remainder of the arena within the red edge line would be returned to agricultural purposes. A post and rail fence would provide the boundary between the two areas. The remainder of the arena to the west would remain in equestrian use.
- 5.3. Two parking spaces can be provided within the existing area of hardstanding.

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 under the Planning Acts in accordance with Development Plan so far as material to the application unless material considerations indicate otherwise.

Adopted Development Plan

- 6.2. The Adopted Development Plan for this site is:

- Harrogate District Local Plan (adopted 2020).
- Joint Minerals and Waste Plan (adopted 2022).

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 2021
 - National Planning Practice Guidance
 - National Design Guide 2021
 - Farm Buildings Design Guide
 - House Extensions and Garages Design Guide

7.0 Consultation Responses

- 7.1. The following consultation responses have been received and have been summarised below. Focus on the most recent comments from consultees.
- 7.2. **Parish Council:** No objections.
- 7.3. **Highways:** No objections subject to conditions
- 7.4. **Environmental Health:** No objections subject to conditions

Local Representations

- 7.5. None received.

8.0 Environment Impact Assessment (EIA)

- 8.1. The Proposed Development was screened under 10 (b) of the Town and Country Planning (Environmental Impact Assessment) 2017.
- 8.2. The Proposed Development is located within Nidderdale National Landscape (formerly known as the Nidderdale Area of Outstanding Natural Beauty) and it is a designated sensitive area as defined by the EIA Regulations.
- 8.3. Considering the nature, scale and location of the Proposed Development and nature of the receiving environment, whilst there may be some impact on the surrounding area and surrounding designated sensitive area as a result of this development, it would not be of a scale and nature likely to result in a significant environmental impact within the context of the EIA Regulations.
- 8.4. The Proposed Development is not therefore EIA Development.

9.0 **Main Issues**

9.1. The key considerations in the assessment of this application are:

- Principle of development
- Landscape Impact/Impact on Nidderdale National Landscape (AONB)
- Impact on residential amenity
- Highways
- Drainage
- Land Contamination
- Ecology
- Sustainability

10.0 **ASSESSMENT**

Principle of Development

- 10.1. The National Planning Policy Framework 2023 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions. There is a presumption in favour of sustainable development and the NPPF advises that there are three dimensions to sustainable development: economic; social and environmental.
- 10.2. Paragraph 88 of the NPPF sets out that planning decisions should support a prosperous rural economy through sustainable growth, sustainable rural tourism which respect the character of the countryside and farm diversification schemes.
- 10.3. The site is outside defined development limits as set out in Local Plan Policies GS2 and GS3. Outside development limits, proposal for new development will only be supported where expressly permitted by other policies of the plan, a neighbourhood plan or national plan.
- 10.4. The conversion of rural buildings outside development limits is supported under Local Plan Policy HS6 subject to various criteria.

Outside defined settlement development limits the conversion and/or re-use of existing buildings to residential use from other uses will be supported where proposals meet all of the following criteria:

- A. The building is of permanent and substantial construction, structurally sound and capable of conversion without the need for substantial extension, alteration or reconstruction;*
- B. The scale, form and general design of the building and its proposed conversion are in keeping with its surroundings, local building styles and materials;*
- C. The proposed alterations are of a high quality design, retaining the features that contribute positively to the character of the building and its surroundings;*
- D. The building and its curtilage can be developed without an adverse effect on the historic environment, the character of the local landscape or its setting;*
- E. It can be demonstrated that there is no significant impact on local biodiversity, including protected habitats and species; and*

F. The proposed use would not harm the countryside by way of traffic, parking, storage, pollution or the erection of associated structures.

Developments under this policy will be expected to comply with the affordable housing and open space provision policies of the plan.

Where a future alteration or extension could have a detrimental effect on the character of the converted building or the area, permitted development rights will be withdrawn for such development.

- 10.5. The application is supported by a structural survey which confirms that the existing building can be suitably converted. The proposal therefore meets Policy HS6A in that the building is of permanent and substantial construction.
- 10.6. As set down further within this report the proposal is considered to meet the requirements of Local Plan Policy HS6. Due to the requirements of Local Plan Policy HS6 and the sensitive location of the building it is considered expedient that permitted development rights are removed for the extension and alteration of the proposed dwelling.
- 10.7. The applicant seeks an exemption from mandatory Biodiversity Net Gain on the basis that this is a self build/custom build dwelling.

Self-Build

- 10.8. The proposal is indicated to be a custom build development within the submitted CIL form 1. Local Plan Policy HS3: Self and Custom Build Housing requires self and custom build housing plots to be provided on sites of 500 dwellings or more, nevertheless the Council has a duty to meet the demand for self and custom build housing identified on our Register. It is recognised that small windfall sites will continue to play a role in providing a source of supply during the plan period. With regards this enquiry the proposal would see 1 self-build plot delivered on such a site.
- 10.9. As of 31st January 2024, Regulation 2(f)1 brings into force section 123 of the Levelling Up and Regeneration Act (LURA) 2023. Section 123 of the Act amends section 2A of the Self-build and Custom Housebuilding Act 2015 to ensure that only land permissioned explicitly for self-build and custom housebuilding will qualify towards a relevant authority's statutory duty to meet demand for self-build and custom housebuilding in the authority's area.
- 10.10. For the plot to be fully considered to meet the demand on the Register assurance would be needed that the dwelling would meet the definition of the Act, such as the submission of a unilateral undertaking stating that the plot would be self-build rather than just a market dwelling (which could be sold onto builders). Occupants would be required to live there for three years before selling.
- 10.11. The applicants has confirmed that this wish to enter into a legal agreement subject to agreement with the Council and all relevant parties which would provide the assurance required in relation to the Self Build and Custom Housebuilding Act.

- 10.12. Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) at 2A sets out the duty to grant planning permission which requires an authority to give suitable development permission in respect of enough serviced plots land to meet the demand on the self-build and custom housebuilding in the authority's area arising in each base period.
- 10.13. The council have held a Self and Custom Housebuilding Register since April 2016, the information held on the register sets the demand for self and custom housebuilding in the district, which the council use when carrying out our planning, housing, land disposal and regeneration functions.
- 10.14. The register data fed into the preparation Local Plan and the council have a self and custom build housing policy. Policy HS3: Self and Custom Build Housing requires strategic sites of 500 dwellings or more to provide at least 5% of dwelling plots for sale to self-builders subject to demand being identified by the council, by reference to the council's Self and Custom Build Register.
- 10.15. There are currently planning applications in with the council for strategic sites which are proposing to deliver self and custom build plots under Policy HS3.
- 10.16. The justification acknowledges that the policy refers to the delivery of plots on strategic sites, but it is expected that a proportion of self builds will come forward on small sites and single plots on infill sites and sites on the edge of settlements.
- 10.17. As set out councils are required under the Act to give suitable development permission in respect of enough serviced plots land to meet the demand on the self-build and custom housebuilding in their area.
- 10.18. The latest monitoring report concludes that as at October 2023 there is a shortfall of self-build and custom housebuilding plots within the Harrogate Local Plan area.
- 10.19. However, there are strategic planning applications pending which will deliver self-build serviced plots under Policy HS3. It is expected these sites, once approved, will deliver housing in phases, with self-build plots also subject to phased delivery.
- 10.20. The contribution of self-build units to meeting the needs of the Register is therefore a material consideration in the assessment of this proposal. The provision of self-build plots is considered to carry significant weight in the planning balance.
- Landscape Impact/Impact on the Nidderdale National Landscape (AONB).
- 10.21. The application site lies within the Nidderdale National Landscape (AONB) and therefore Local Plan Policies GS6 and NE4 that seek to preserve the AONB and wider landscape character are considered to be relevant, along with policy HP3 which seeks to preserve local distinctiveness.
- 10.22. NPPF paragraph 182 states that 'great weight should be given to conserving and enhancing landscape and scenic beauty' in the AONB.

- 10.23. The application site is located within Landscape Character Area 35 – Kirkby Malzeard and Grewelthorpe, in an area identified as under pressure from the conversion of traditional farm buildings and changes to domestic curtilage.
- 10.24. Landscape sensitivity is determined by an assessment of value placed on the landscape and its susceptibility to change. The landscape is susceptible to change as a result of domestication of the rural landscape. Therefore the landscape has high sensitivity to the proposed change. The magnitude of change is determined by assessing the nature of the effect and this is determined by the size or scale of the effect, the geographical context and the duration and reversibility of the effect. Overall, the landscape of the site is highly valued and sensitive to change as a result of inappropriate development.
- 10.25. The proposal seeks to convert an existing blockwork building. The roof material is to be replaced as it is likely to include asbestos but the remaining roof structure can be retained. It is proposed to replace the roof with a standing seam roof. Samples of the proposed roofing material should be required as a condition of this consent.
- 10.26. The works use the existing openings and include a minimum number of new openings. The scale of these openings has also been reduced during the course of the application. The building is currently painted white and it is proposed to render the building off-white as part of the application.
- 10.27. The scale of the works proposed is considered to meet the requirements of Local Plan Policy HS6 criterion A, B and C. The proposed conversion of the building would not harm the character and appearance of the building or that of the Nidderdale National Landscape.
- 10.28. The curtilage is to be formed using an existing area of hardstanding to the north of the building and a small area of the horse arena to the north of the site which is at a raised land level from the building.
- 10.29. The land raises away from the building towards the highway but existing boundary treatments and landscaping along the northern boundary of the arena provides an element of screening from the road.
- 10.30. The curtilage is to be restricted, with the area beyond being returned to grass for agricultural purposes. It is considered that the proposal will not harm landscape character subject to conditions in relation to boundary treatments; and the restriction of the curtilage to the area shown on the plan.
- 10.31. A public right of way runs to the west of the site but views are limited by the existing landscaping and topography and the equestrian buildings.
- 10.32. The proposed development is thereby considered to meet Local Plan Policy HS6 (D) and Policies NE4 and GS6.

Impact on residential amenity

- 10.33. Policy HP4 of the Local Plan states that 'development proposals should be designed to ensure that they will not result in significant adverse impacts on the amenity of occupiers and neighbours'.
- 10.34. Paragraph 135 of the NPPF sets out the requirement for a high standard of amenity to be provided for both existing and future occupiers.
- 10.35. The proposed development would create a three bedroom dwelling which meets the Nationally Designated Space Standards and would provide adequate external amenity space for future residents.
- 10.36. The southern elevation of the building is located immediately adjacent to the access track and thus will be affected by noise and vehicles visiting the existing equestrian use on the site. The main windows to the majority of the rooms are however situated on the northern elevation and thus disruption would be limited.
- 10.37. The equestrian use would create noise and disturbance to the residents of the property however this is a custom build dwelling and therefore the applicant is aware of the neighbouring use and therefore is aware of the potential for disturbance in choosing this location.
- 10.38. The building is situated opposite an existing dwelling across a 5m access track. The building is offset from the side elevation of the existing building which has one window to the first floor, which would appear to be a tertiary window.
- 10.39. Views from this window would look over the roof of the proposed conversion and not directly into the building. It is considered that a suitable level of amenity can be provided for both dwellings.
- 10.40. The proposal is therefore considered to comply with Local Plan Policy HP4.

Highways

- 10.41. Local Plan Policy TI3 sets out the requirements for parking provision for developments.
- 10.42. Paragraphs 114 and 115 of the NPPF set out the requirement for safe and suitable access to be achieved for all users and that development should only be refused on highways grounds where there would be an unacceptable impact on highway safety.
- 10.43. The application has been assessed by the Highways Authority who although raising the fact that the proposed access may not be suitable for an extensive agricultural use raise no concern over the use of the access for the conversion of the building to a dwelling.
- 10.44. The proposal confirms that adequate parking can be provided in line with Local Plan Policy TI3 and no highway safety issues are raised subject to a condition in relation to the provision of car parking.

Drainage and Flood Risk

- 10.45. The application site is located within Flood Zone 1, which is the lowest risk of flooding. The proposal is to provide drainage via the installation of a package treatment plant, as it is not feasible to connect to the mains sewerage in this location.
- 10.46. It is not considered that the proposal will create issues in relation to flood risk or drainage.

Land Contamination and Air Quality

- 10.47. Local Plan Policy NE9 sets out the requirements in relation to land contamination. The applicant has submitted a Phase 1 contaminated land assessment. From this information potential sources of contamination have been highlighted associated with the previous agricultural use of the site, structures on site, made ground and presence of radon. Based on these sources and pathways risk to the end user is thought to be medium/low. As such further investigation in the form of an intrusive investigation is proposed. Conditions are therefore recommended in relation to contaminated land.
- 10.48. Local Plan Policy NE1 seeks to improve air quality and it is therefore considered expedient to attach a condition requiring electric vehicle charging points to be provided, which will aid in the options for more sustainable travel and therefore improve air quality within the Local Plan area.

Ecology

- 10.49. Local Plan Policy NE3 seeks to protect and enhance biodiversity whilst Policy NE7 seeks the protection of the natural landscape and trees and woodland.
- 10.50. Paragraph 180 of the NPPF states that the 'intrinsic character and beauty of the countryside' should be recognised including trees and woodland and minimising impacts on biodiversity.
- 10.51. Paragraph 186 of the NPPF states that opportunities to improve biodiversity in and around development should be integrated as part of their design.
- 10.52. The site is not located within an ecological designation and is presently in equestrian use. There are not considered to be an ecological constraints relating to the proposal.
- 10.53. As the site is in a rural location which could house protected species such as bats, it is considered expedient to add an informative in relation to any protected species found during conversion works, albeit no protected species have been identified as being present as part of the submitted information.

Sustainability

- 10.54. Local Plan Policy CC4 requires all developments to be designed to reduce both the extent and the impacts of climate change.

- 10.55. The proposal incorporates the use of PV Solar Panels to the southern elevation and the provision of an EV charging point. The proposal is considered to meet Local Plan Policy CC4.

Unilateral Legal Agreement

- 10.56. The following Heads of Terms have been agreed with the applicant for this application.

Table 1
1. That the Dwelling forming part of the Development will be constructed as a Custom-Build Dwelling.
2. To construct the Custom-Build Dwelling in accordance with a design and layout into which the first intended owner of the Custom-Build Dwelling has had primary input.
3. That the first Occupation of the Custom Build Dwelling shall be by a person or persons who had primary input into the design and layout of the Custom-Build Dwelling and who intends to live in the Custom-Build Dwelling for at least 3 (three) years from the date of practical completion as their sole or main residence.
4. To notify the Council of the name(s) of the person or persons who intend to take up first Occupation of the Dwelling at least two months prior to first Occupation.

- 10.57. The legal agreement is required to ensure that the dwelling is a custom build dwelling and therefore is exempt for the mandatory requirement for Biodiversity Net Gain.
- 10.58. It is considered that the above Heads of Terms are necessary, directly related to the development and fairly and reasonably related in scale and kind to the development and as such complies with the Community Infrastructure Levy (CIL) Regulations 2010.

11.0 PLANNING BALANCE AND CONCLUSION

- 11.1. The site is outside defined development limits as set out in Local Plan Policies GS2 and GS3. Outside development limits, proposal for new development will only be supported where expressly permitted by other policies of the plan, a neighbourhood plan or national plan.
- 11.2. The conversion of rural buildings outside development limits is supported under Local Plan Policy HS6 and it is considered that the proposed development meets the requirements of this policy.
- 11.3. The applicant has stated that the proposal would form a custom build dwelling in line with the Self-build and Custom Housebuilding Act 2015. The Local Plan Area has a shortfall of self-build dwellings.
- 11.4. The amended design of the proposed dwelling and the reduced curtilage creates a dwelling which is considered to be in keeping with the locality and would not detract from the character or appearance of the Nidderdale National Landscape and thus would accord with Local Plan Policy GS6.

- 11.5. The proposal provides a suitable level of internal and amenity space for future residents and does not compromise the amenity of the neighbouring property, nor does it create issues in relation to highway safety, drainage or ecology and thereby accords with Local Plan Policies HP3, HP4, NE1 and NE3.
- 11.6. The development is therefore considered to be acceptable subject to conditions and the signing of a unilateral agreement in relation to self and custom build housing.

12.0 RECOMMENDATION

- 12.1 That planning permission be GRANTED subject to conditions listed below and completion of a unilateral legal agreement with terms as detailed in Table 1

Recommended conditions:

Condition 1 Time Limit

The development hereby permitted shall be begun on or before 3 years of date of decision.

Reason: To ensure compliance with Sections 91-94 of the Town and Country Planning Act

Condition 2 Approved Plans

The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:

Location Plan submitted to the LPA on 30th April 2024
 Proposed Site Block Plan – Drawing No. SP01 Rev B
 Existing and Proposed Floor Plan – Drawing No. FP01 Rev C
 Existing and Proposed Elevation – North – Drawing No. E02 Rev B
 Existing and Proposed Elevation – South – Drawing No. E01 Rev A
 Existing and Proposed Elevation – East and West – Drawing No. E03

Reason: In order to ensure compliance with the approved drawings.

Pre-Commencement

Condition 3 Submission of an Intrusive Land Contamination Site Investigation Report (Phase II Report) (discharge required)

Groundworks shall not commence until a land contamination Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the local planning authority. Development shall be undertaken in accordance with the approved details.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other offsite receptors and to comply with Local Plan Policy NE9.

Condition 4 Submission of a Land Contamination Remediation Strategy (discharge required)

Where site remediation is recommended in the Local Authority approved Phase II Intrusive Site Investigation Report groundworks shall not commence until a land contamination remediation strategy has been submitted to and approved in writing by the local planning authority. The remediation strategy shall include a timetable for the implementation and completion of the approved remediation measures. Development shall be undertaken in accordance with the approved details.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other offsite receptors and to comply with Local Plan Policy NE9.

Early Stage/ Construction Period

Condition 5 Materials (discharge required)

Before the first use of any materials in the external construction of the roof of the dwellings hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the buildings and the Nidderdale National Landscape and to accord with Local Plan Policies HP3, GS6 and HS6.

Pre-Occupation

Condition 6 Submission of Land Contamination Verification Report (discharge required)

Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a land contamination Verification Report shall be submitted to the local planning authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for that part of the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the local planning authority. Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other offsite receptors and to comply with Local Plan Policy NE9.

Condition 7 Parking for Dwellings

No dwelling must be occupied until the related parking facilities 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.

Reason: 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.

Condition 8 Curtilage Restriction

The domestic curtilage of the dwelling hereby approved shall be restricted to the hatched area shown on proposed site block plan SP01 Rev B.

Reason: In the interests of protecting the landscape character of the Nidderdale National Landscape and to accord with Local Plan Policies NE4, GS6 and HS6.

Condition 9 Removal of Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, porches, garages, outbuildings, or additional openings including roof windows or boundary treatments other than any expressly authorised by this permission shall be erected or inserted without the grant of further specific planning permission from the Local Planning Authority.

Reason: To protect the character and appearance of the rural buildings and the Nidderdale National Landscape in accordance with Local Plan Policies HS6 and GS6.

Condition 10 Electric Vehicle Charging

An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwelling hereby permitted. The plan shall contain details of the number and location of all electric vehicle charging points which shall be of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 amp). Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points are installed in strict accordance with the approved details and are operational. The charging point installed shall be retained and maintained thereafter.

Reason: In the interests of improving air quality and sustainable travel and to accord with the NPPF.

Informatives

Potable Water Supply

If there is a private water supply which currently provides water to the farmhouse and no other property it would be classed as a single dwelling under the Private Water Supply Regulations 2016 and would not require sampling and risk assessing by the Local Authority. However, if the proposed development is to be supplied by an existing private water supply that also supplies the farmhouse it would be classed as a small supply and require sampling and risk assessing every 5 years. If the property is to be

served by a private water supply the occupant/owner should contact the environmental health team to provide further details.

Bats

All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 (1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in a lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.

Target Determination Date: 15.08.2024

Case Officer: Emma Howson, emma.howson@northyorks.gov.uk