

North Yorkshire Council

4 November 2024

Asset of Community Value Consideration Report The Blacksmiths Arms, Flaxton (ASS 22-1)

Report to the Assistant Chief Executive Local Engagement

1.0 PURPOSE OF REPORT

1.1 To review the existing Asset of Community Value listing for The Blacksmith's Arms, Flaxton (ASS 22-1) through consideration of the implications of a planning change of use approval (Planning Application Reference ZE23/06139/FUL).

2.0 SUMMARY

- 2.1 The Blacksmiths Arms, Flaxton, YO60 7RJ was listed as an Asset of Community Value (ACV) by Ryedale District Council on 22 August 2022. Local Government Reorganisation and formation of a new unitary council meant Ryedale District Council was replaced by North Yorkshire Council (NYC). Since the formation of this new unitary authority, NYC manages a register of ACVs that combines the ACVs of the legacy district and borough council areas, along with ACVs added since the formation of the unitary authority on 1 April 2023. This is known as the register of Assets of Community Value.
- 2.2 The Register therefore includes The Blacksmith's Arms public house and the adjacent managers/owner's accommodation (The Cottage). A full application for planning permission to change the use of The Cottage from managers/owners' accommodation to form a completely separate three-bedroom dwelling independent of the public house with its own parking and amenity area was approved on 22 January 2024.
- 2.3 The purpose of the report is to consider the removal of the element subject to the planning change of use and to review the remaining listing. This consideration fulfils the requirements of the Localism Act 2011 to keep assets under review and remove them from the list as soon as practicable.
- 2.4 The Council has been informed of a change of circumstances and therefore the Council should review the listing in two parts, as below:
- 1) Planning application site (The Cottage)
 - 2) Remaining site (The Blacksmith's Arms public house)
- 2.5 A decision on the matter will be made by the Assistant Chief Executive Local Engagement.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the change of use planning application site (The Cottage) is removed from the register of Assets of Community Value, as shown on the plan at **APPENDIX B**.
- 3.2 It is recommended that the remaining site (The Blacksmith's Arms) remains on the register of Assets of Community Value, as shown on the plan at **APPENDIX B**.

REASONS FOR RECCOMENDATIONS

- 3.3 The Localism Act 2011 requires the council to consider all nominations for properties to be placed on the List of Assets of Community Value. The Council must also keep the list under review and remove assets as soon as practicable. This report ensures that the council reviews the original listing following a planning change of use approval affecting part of a property on the List of Assets of Community Value, as required by the Act.
- 3.4 Not to keep the List of assets of Community Value under review and remove assets as soon as practicable would not fulfil the council's responsibilities required by the Localism Act 2011.

4.0 THE REPORT

A. Background

- 4.1 Part 5 Chapter 3 of the Localism Act 2011 and the Assets of Community Value Regulations 2012 places requirements on the Council to consider nominations for land/buildings in its area to be included on the list of Assets of Community Value. It must also maintain a list of unsuccessful nominations.

1. The Blacksmith's Arms Public House, Flaxton

- 4.2 The Blacksmith's Arms is a public house in the village of Flaxton, in the Sheriff Hutton & Derwent Electoral Division of NYC. Flaxton is a small village and civil parish, it is close to the A64 between York and Malton. The village lies entirely within a Conservation Area as defined by Planning (Listed Building and Conservation Areas Act) 1990.

2. Original Nomination

- 4.3 A nomination to list The Blacksmith's Arms as an Asset of Community Value was submitted by Flaxton Parish Council. Ryedale District Council determined that the nomination was successful as it met the definition of community value as detailed in the Localism Act 2011 Section 88 (1), the decision was made on 22 August 2022.
- 4.4 The delegated officer report to consider the original nomination noted, "The Blacksmiths Arms is located within the built-up area of the village and is currently closed. The nomination form states that the pub has been closed since August 2021 but prior to then served a range of food and drinks and provided a place for local people to meet and socialise. Historically, the pub sponsored teams and hosted community events such as barbecues, fundraising events and celebrations. The nomination goes on to state that,

in the future, the pub would provide the only focal point for the community whilst the village hall is redeveloped.”

3. Moratorium Period

4.5 The owner informed the council of their intention to dispose of the site on 1 August 2024, the full moratorium period was not triggered by an eligible community group, and the interim moratorium period ended on 11 September 2024. The owner is therefore currently free to sell the asset to whomever they choose and at whatever price without triggering any further moratorium periods, for an 18-month protected period, concluding at midnight on 31 January 2026.

4. Planning Application

4.6 The ACV listing included the Blacksmith’s Arms public house and the adjacent managers/owner’s accommodation (The Cottage). A full application for planning permission to change the use of The Cottage from managers/owners’ accommodation to form a completely separate three-bedroom dwelling independent of the public house with its own parking and amenity area was approved on 22 January 2024. The reference for the planning application is ZE23/06139/FUL, the decision notice is available at **APPENDIX A**. The site affected is shown on the attached plan **APPENDIX B**.

B. Asset of Community Value Regulations

4.7 The Assets of Community Value Regulations require the Council to keep properties/land on its Assets of Community Value List under review. The Regulations state that:

2. A local authority must as soon as practicable after receiving information that enables it to do so make the following amendments to an entry on the list:

1. Remove the entry if—

- (i) An appeal against listing is successful, or
- (ii) The authority for any reason no longer considers the land to be land of community value.

1. Approach to Consideration

4.8 The Regulations mean that the Council must consider any circumstances that may change the opinion that land/property listed is of community value, therefore the planning change of use approval of part of a listed site and/or other matters should be taken into account. There is no requirement to undertake a formal review (as a new nomination) of the listing of The Blacksmith’s Arms and there is no process specified in the Legislation. It is therefore proposed that due to the change in circumstances, that the Council consider the original nomination and determine if this would change the Council’s opinion. This will not include the re-assessment of any criteria/information relating to the previous successful nomination as this has already been determined.

4.9 It is good practice for the council to review both the section of the site affected by the planning change of use and the remaining site, as removal of a section of the site might change the opinion about the section remaining.

4.10 The following should be noted about existing listings within the Localism Act 2011 and the Assets of Community Value Regulations 2012:

- The owner has no right to request a review.
- There is no prescribed process or timescale.
- There is no requirement to consult relevant parties.

2. Information Received from the Owner

4.11 The owner submitted a letter seeking to remove the ACV status from The Cottage, this included evidence detailing the planning change of use approval for The Cottage section, along with supporting documents relating to the planning permission. The main points raised are below:

- The planning permission granted through planning application ZE23/06139/FUL means The Cottage can now be treated as a separate residential dwelling.
- Conditions relating to the planning permission approval have been implemented.
- Plans submitted showed the division of the land and buildings, including separate parking and amenity space for the dwelling and shared access and parking for the public house:
 - Conditions of the planning decision included "The access, parking, manoeuvring and turning areas for all users at Blacksmiths Arms Public House Main Street, Flaxton as shown labelled 'Public House Parking Area' on the approved 'Proposed Floor Plans' drawing must be maintained clear of any obstruction and retained for their intended purpose at all times. Reason: To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development in compliance with Policy SP20."
- The owner has informed the Council of the intention to dispose of the public house (only), and an interim moratorium period was implemented.

4.12 No further information has been requested from other parties (at this time) as the consideration is not a formal review of the listing.

4.13 In effect, one complete site listed as an ACV has been split into two parts, The Cottage and The Blacksmith's Arms (public house). The following section looks at the impacts for each section.

3. Relevant Information – The Cottage

4.14 A full application for planning permission to change the use of The Cottage from managers/owners' accommodation (for The Blacksmith's Arms, public house) to form a completely separate three-bedroom dwelling independent of the public house with its own parking and amenity area was approved on 22 January 2024. The implications of this relating to the ACV status are:

1. Residential land or buildings are excluded from becoming an ACV, this is defined in the Legislation (Regulation 3, Schedule 1)
2. Change of use of part of the original listing to residential has been granted and implemented (Planning Application Reference ZE23/06139/FUL)

4.15 Information relating to the planning approval has been received. The Cottage is now a completely separate entity and is residential. The owner reports that conditions relating to the planning approval have been met and the planning approval has been implemented. This planning decision means that the section subject to the planning change of use, The Cottage, should be excluded from the ACV listing.

4. Relevant Information – The Blacksmith’s Arms

4.16 It is good practice to consider whether the exclusion of part of the original listing affects the area remaining.

4.17 There was nothing in the approved planning application that changed the use of The Blacksmith’s Arms public house, and the carpark and access is maintained for the intended purpose of use by the pub, and this formed part of the original ACV.

4.18 The only change identified is the removal of an adjacent residential property which was not fundamental to the running of the pub. Other than this there is no change to the original listing.

4.19 In summary, part of the existing ACV listing site for The Blacksmith’s Arms, Flaxton has been subject to a planning change of use approval. This was for The Cottage, to form a separate residence, and as noted at para. 4.15, the residential section should be removed from the ACV listing. No changes to the public house section have been identified, information available within the planning documentation, and as submitted by the owner, confirms this. Therefore, The Blacksmith’s Arms public house section should remain on the list with the updated site plan as shown in **APPENDIX B**.

5. Relevant Information – Summary

4.20 The Localism Act 2011 requires the Council to consider all nominations for properties to be placed on the List of Assets of Community Value. The Council must also keep the list under review and remove assets as soon as practicable.

4.21 There is no requirement to undertake a formal review (as a new nomination) of the listing of The Blacksmith’s Arms, and there is no process specified in the Legislation. This report allows consideration of developments/circumstances to inform the Council’s opinion about the ACV status of the remaining site. Consideration does not include re-assessment of any criteria/information relating to the previous successful nomination as this has already been determined.

C. Consideration

1) Assets of Community Value – Listing

4.22 The Localism Act 2011 requires the Council to consider all nominations for properties to be placed on the List of Assets of Community Value. The Council must also keep the list under review and remove assets as soon as practicable.

2) Assets of Community Value – Criteria

4.23 The two conditions in Section 88(1) of the Localism Act are:

“A building or other land in a local authority’s area is land of community value if in the opinion of the authority-

- (i) an actual current use of the building or land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and,
- (ii) it is realistic to think that there can continue to be a non-ancillary use of the building or land which will further the social wellbeing or social interests of the local community, although the use does not have to be the same.”

4.24 The requirement for the Council to keep its list of Assets of Community Value under review does not include the fresh consideration of these criteria as they have previously been determined.

3) Planning

4.25 The original listing included The Blacksmith’s Arms public house and the adjacent managers/owner’s accommodation (The Cottage). A full application for planning permission to change the use of The Cottage from managers/owners’ accommodation to form a completely separate three-bedroom dwelling independent of the public house with its own parking and amenity area was approved by North Yorkshire Council on 22 January 2024.

4.26 The evidence from the planning application and the owner, including demonstrating no loss of carparking or access for The Blacksmith’s Arms, indicate continued viability as a public house. The reference for the planning application is ZE23/06139/FUL, the decision notice is available at **APPENDIX A**. The site affected and the division showing the permitted separate residence is shown on the attached plan at **APPENDIX B**.

D. Conclusion

4.27 The report provides information to enable the Council to consider if there are any developments/circumstances that would change the opinion that The Blacksmith’s Arms is of community value. This fulfils the requirements of the Localism Act 2011 to keep the List of assets of Community Value under review and remove assets from the List as soon as practicable.

4.28 The owner submitted a letter seeking to remove the ACV status from the area subject to planning change of use (The Cottage). There is no right within the Localism Act 2011 or the Assets of Community Value Regulations 2012 for the owner to request a review to the existing, overall listing for the public house.

4.29 The consideration of a change in circumstance relating to planning change of use for part of the site does not include the re-assessment of criteria/information for the previous successful nomination.

4.30 In summary part of the original listing for The Blacksmith's Arms site is now a residence, and this has been approved through the planning application process. The residential section of the site should be removed from the listing and the public house, including its car park and access, should remain on the Assets of Community Value List.

4.31 It is therefore recommended that;

- (i) The ACV status is removed from The Cottage section, and;
- (ii) The Blacksmith's Arms, Flaxton, YO60 7RJ remains on the Council's Assets of Community Value List of Successful Nominations.

5.0 CONSULTATION UNDERTAKEN AND RESPONSES

5.1 The following should be noted about existing listings within the Localism Act 2011 and the Assets of Community Value Regulations 2012:

- The owner has no right to request a review.
- There is no prescribed process or timescale.
- There is no requirement to consult relevant parties.

5.2 Relevant parties were recently notified of an interim moratorium period (ending on 11 September 2024).

6.0 ALTERNATIVE OPTIONS CONSIDERED

6.1 The Localism Act 2011 requires the council to consider all nominations for properties to be placed on the List of Assets of Community Value. The Council must also keep the list under review and remove assets as soon as practicable. This report ensures that the council reviews the original listing following a planning change of use approval affecting part of a property on the List of Assets of Community Value, as required by the Act.

6.2 Not to keep the List of assets of Community Value under review and remove assets as soon as practicable would not fulfil the council's responsibilities required by the Localism Act 2011.

7.0 IMPACT ON OTHER SERVICES/ORGANISATIONS

7.1 The fact that land/property is listed as an Asset of community Value may be taken into account as a material consideration for any future planning application.

8.0 FINANCIAL IMPLICATIONS

8.1 The owner can make a claim for compensation for which the Council is liable, as specified in Regulation 14(2) of the Assets of Community Value (England) Regulations.

9.0 LEGAL IMPLICATIONS

The Cottage (part to remove from the original listing)

- 9.1 The Council should apply to the Land Registry for the removal of the restriction on the Land Register and from the local land charges register, for the section subject to the approved planning change of use application, The Cottage. This means that the restriction previously applied in a form of wording available in Schedule 4 to the Rules, as Form QQ, “No transfer or lease is to be registered without a certificate signed by a conveyancer that the transfer or lease did not contravene section 95(1) of the Localism Act 2011“, should be removed and only apply to the now separate public house site, The Blacksmith’s Arms, Flaxton.
- 9.2 If the land for The Cottage was previously unregistered land, the first registration through an application to the Land Registry would not require the application of this restriction against the title of The Cottage.
- 9.3 Upon approval of the recommendations at paragraph 14.0, the local authority is required to apply to the Land Registry for cancellation of any existing restriction affecting The Cottage, and to inform Land Charges of the decision.

The Blacksmith’s Arms (part remaining listed)

- 9.4 The Council has previously applied to the Land Registry to apply a form of wording available in Schedule 4 to the Rules, as Form QQ, “No transfer or lease is to be registered without a certificate signed by a conveyancer that the transfer or lease did not contravene section 95(1) of the Localism Act 2011“, should be removed from The Cottage section and should now only apply to the separate public house site, The Blacksmith’s Arms, Flaxton.
- 9.5 When a listed asset is disposed of, and a new owner applies to the Land Registry to register change of ownership of a listed asset, they will therefore need to provide the Land Registry with a certificate from a conveyancer that the disposal (and any previous disposals if this is the first registration) did not contravene section 95(1) of the Localism Act (the moratorium requirements).
- 9.6 If the property/land is listed and the owner/leaseholder wishes to dispose of it, they must notify the council. Once this has taken place an interim moratorium period (6 weeks) will apply where disposal of the property may not take place (except if sold to a community interest group which can take place at any time). If, before the end of the interim moratorium period the council receives a written request from a community interest group to be treated as a potential bidder then a full moratorium period applies. Disposal may then not take place within 6 months from the date the Council receives notification from the owner (except if sold to a community interest group).
- 9.7 Details of the recent interim moratorium period for The Blacksmith’s Arms are:

Intention to dispose

- The owner notified the council on 1 August 2024 of their intention to dispose of the public house, and this initiated an interim moratorium period.

End of interim moratorium period

- The council was informed of an intention to dispose of The Blacksmith's Arms on 1 August 2024 and an interim moratorium period was put in place ending on 11 September 2024. No written request to be treated as a potential bidder for the property was received from an eligible community interest group within the initial interim moratorium period, and therefore the full moratorium period was not initiated. The interim moratorium period ended at midnight on 11 September 2024.

Protected period

- As the interim moratorium period ended with no request to be treated as a potential bidder for the property received from an eligible community interest group, the owner is free to sell to whomever they choose and at whatever price. No further moratorium will apply for the remainder of a protected period lasting 18 months ending on 31 January 2026.

9.8 There is no right for the owner to request a review of the original listing. There was an opportunity for the owner to request a review after the original nomination was determined by Ryedale District Council on 22 August 2022. The listing will expire at midnight on 21 August 2027. The local authority will be required to apply to the Land Registry for cancellation of the restriction for The Blacksmith's Arms and to remove the entry from the local land charges register when it removes the asset from the register of Assets of Community Value. .

10.0 EQUALITIES IMPLICATIONS

10.1 There are no equalities implications.

11.0 CLIMATE CHANGE IMPLICATIONS

11.1 There are no climate change implications.

12.0 CONCLUSIONS

12.1 Regulations mean that Council must consider any circumstances that may change the opinion that land/property listed is of community value.

12.2 This report has been prepared for discussion with the Assistant Director of Local Engagement to consider whether circumstances change the opinion that the Asset of Community Value listing for The Blacksmith's Arms, Flaxton is of community value.

12.3 Part of the existing ACV listing for The Blacksmith's Arms, Flaxton has been subject to a change of use approval, to for The Cottage a separate residential dwelling. Consideration of the information available shows the residential section should be removed from the list whilst the remaining site should remain listed. Information available within the planning documentation, and as submitted by the owner, confirm this.

12.4 The owner and relevant consultees should be informed of the decision. They could be advised that there is no provision within The Regulations (The Asset of Community Value (England) Regulations 2012) for them to seek a review of the Council's decision.

13.0 REASONS FOR RECOMMENDATIONS

- 13.1 The evidence demonstrates that the residential section, pursuant to Regulation 3 and Schedule 1 to the Asset of Community Value Regulations 2012, should be removed from the register of Assets of Community Value, whilst the remaining public house site should remain listed on the register of Assets of Community Value.

14.0 RECOMMENDATION

- (i) It is recommended the change of use planning application site (The Cottage) is removed from the register of Assets of Community Value.
- (ii) It is recommended that the remaining site (The Blacksmith's Arms) remains on the register of Assets of Community Value.

APPENDICES:

Appendix A – Planning Application Decision Notice
Appendix B – Site Plan

BACKGROUND DOCUMENTS:

Ryedale District Council Delegated Officer Report
Localism Act 2011
The Assets of Community Value Regulations (England) 2012
Community Right to Bid: Non-statutory advice note for local authorities

Assistant Chief Executive Local Engagement
County Hall
Northallerton
4 November 2024

Report Author – assetsofcommunityvalue.NYC@northyorks.gov.uk
Presenter of Report – assetsofcommunityvalue.NYC@northyorks.gov.uk



NOTICE OF DECISION

TOWN & COUNTRY PLANNING ACT 1990 FULL APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT

NORTH YORKSHIRE COUNCIL, THE LOCAL PLANNING AUTHORITY, HAS CONSIDERED THIS APPLICATION AND HAS DECIDED IT SHOULD BE APPROVED SUBJECT TO THE CONDITIONS STATED BELOW:

Application No: ZE23/06139/FUL

Proposal: Change of use of The Cottage at the public house from managers/owners accommodation to form a completely separate three-bedroom dwelling independent of the public house with its own parking and amenity area

at: Blacksmiths Arms PH Main Street Flaxton YO60 7RJ

for: Mrs Claire Docwra

Decision Date: 22 January 2024

REASON FOR APPROVAL

The proposed development is in accord with the following development plan policies and there are no other material considerations that outweigh those listed development plan policies:

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy
Local Plan Strategy - Policy SP2 Delivery and Distribution of New Housing
Local Plan Strategy - Policy SP4 Type and Mix of New Housing
Local Plan Strategy -Policy SP11 Community Facilities and Services
Local Plan Strategy - Policy SP12 Heritage
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues
Local Plan Strategy - Policy SP21 Occupancy Restrictions

CONDITIONS AND ASSOCIATED REASONS

01 The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

02 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan (Comino Doc Date: 08.01.2024)

Public House Block Plan (Comino Doc Date: 08.01.2024)

Dwelling Block Plan (Comino Doc Date: 09.11.2023)

Proposed Floor Plans (included Proposed wall and gate elevation) ref. 3339/02, dated 09/2023

Reason: For the avoidance of doubt and in the interests of proper planning.

03 The dwelling hereby approved (referred to as 'The Cottage' or 'Blacksmiths Cottage') shall only be occupied by a person(s) together with his/her spouse and dependents, or a widow/widower of such a person, who:

- Have permanently resided in the parish or an adjoining parish (including those outside the District), for at least three years and are now in need of new accommodation, which cannot be met from the existing housing stock; or
- Do not live in the parish but have a long standing connection to the local community, including a previous period of residence of over three years but have moved away in the past three years, or service men and women returning to the parish after leaving military service; or
- Are taking up full-time permanent employment in an already established business which has been located within the parish, or adjoining parish, for at least the previous three years; or
- Have an essential need arising from age or infirmity to move to be near relatives who have been permanently resident within the District for at least the previous three years.

Reason: To satisfy the requirements of Policies SP2 and SP21 of the Ryedale Plan - Local Plan Strategy.

04 Prior to the commencement of the change of use hereby approved the proposed boundary treatment (brick wall and gate) as shown on the approved elevation drawing ref. 3339/02, dated 09/2023 shall be completed using materials first agreed in writing by the Local Planning Authority.

Reason: In the interests of visual and residential amenity in accordance with Policies SP16 and SP20.

05 The access, parking, manoeuvring and turning areas for all users at Blacksmiths Arms Public House Main Street, Flaxton as shown labelled 'Public House Parking Area' on the approved 'Proposed Floor Plans' drawing must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development in compliance with Policy SP20.

06 Prior to the installation of any new or replacement exterior mechanical extraction/ventilation systems associated with the commercial kitchens of the Blacksmiths Arms Public House details of the system and location shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the amenities of nearby residents are not unreasonably affected in compliance with Policy SP20.

07 The double doors in the north-east elevation of the public house (serving the room labelled 'public dining room' on the approved floor plans shall be closed during live or amplified music except when immediately required for emergency access.

Reason: In the interests of protecting the amenities of neighbouring occupiers and to satisfy the requirements of Policies SP16 and SP20.

08 There shall be no amplification of music or vocals in any external areas associated with the Public House known as The Blacksmith's Arms.

Reason: In the interests of protecting the amenities of neighbouring occupiers and to satisfy the requirements of Policies SP16 and SP20.

09 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015, (or any Order revoking, re-enacting or amending that Order), no additional windows shall be formed in the buildings (public house and dwelling) without the prior written consent of the Local Planning Authority following a specific application in that respect.

Reason: In the interests of amenity and to ensure that the appearance of the buildings are not prejudiced by the introduction of unacceptable additions and in the interest of residential amenity in accordance with Policies SP16 and SP20.

10 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or amending that Order) development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Classes A & AA: Enlargement, improvement or other alteration of a dwellinghouse

Class B: Additions etc to the roof of a dwellinghouse

Class C: Other alterations to the roof of a dwellinghouse

Class D: The erection or construction of a porch outside any external door of a dwellinghouse

Class E: Buildings etc incidental to the enjoyment of a dwellinghouse

Class F: Hard surfaces incidental to the enjoyment of a dwellinghouse

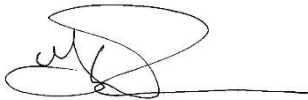
Reason: To ensure that the appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s) in compliance with Policies SP12, SP16 and SP20.

INFORMATIVE(S)

- 01 Any future owner/operator of the public house should be made aware of the requirements set out in conditions attached to this permission.
- 02 Any future owner/occupant of the dwelling hereby permitted should be aware of condition number 2 of planning permission ref. 14/01017/FUL and the extant restrictions on the garage to a holiday let conversion.

In dealing with and determining this application, the Local Planning Authority have sought to take a positive approach to foster the delivery of sustainable development in accordance with the requirements of the National Planning Policy Framework. As such, the Local Planning Authority has taken steps to work proactively with the applicant to seek solutions to problems that may have arisen in dealing with this application with a view to improving local economic, social and environmental conditions.

NO CONSENT OR APPROVAL HEREBY GIVEN REMOVES ANY REQUIREMENT TO SERVE NOTICES OR SEEK APPROVAL FROM THE COUNCIL WHERE SUCH ACTION IS REQUIRED BY THE BUILDING ACT 1984 OR OF ANY OTHER STATUTORY PROVISION. NO PART OF THE PROPOSED DEVELOPMENT SHOULD BE STARTED WITHOUT COMPLYING WITH SUCH REQUIREMENT.



Trevor Watson
Assistant Director – Planning

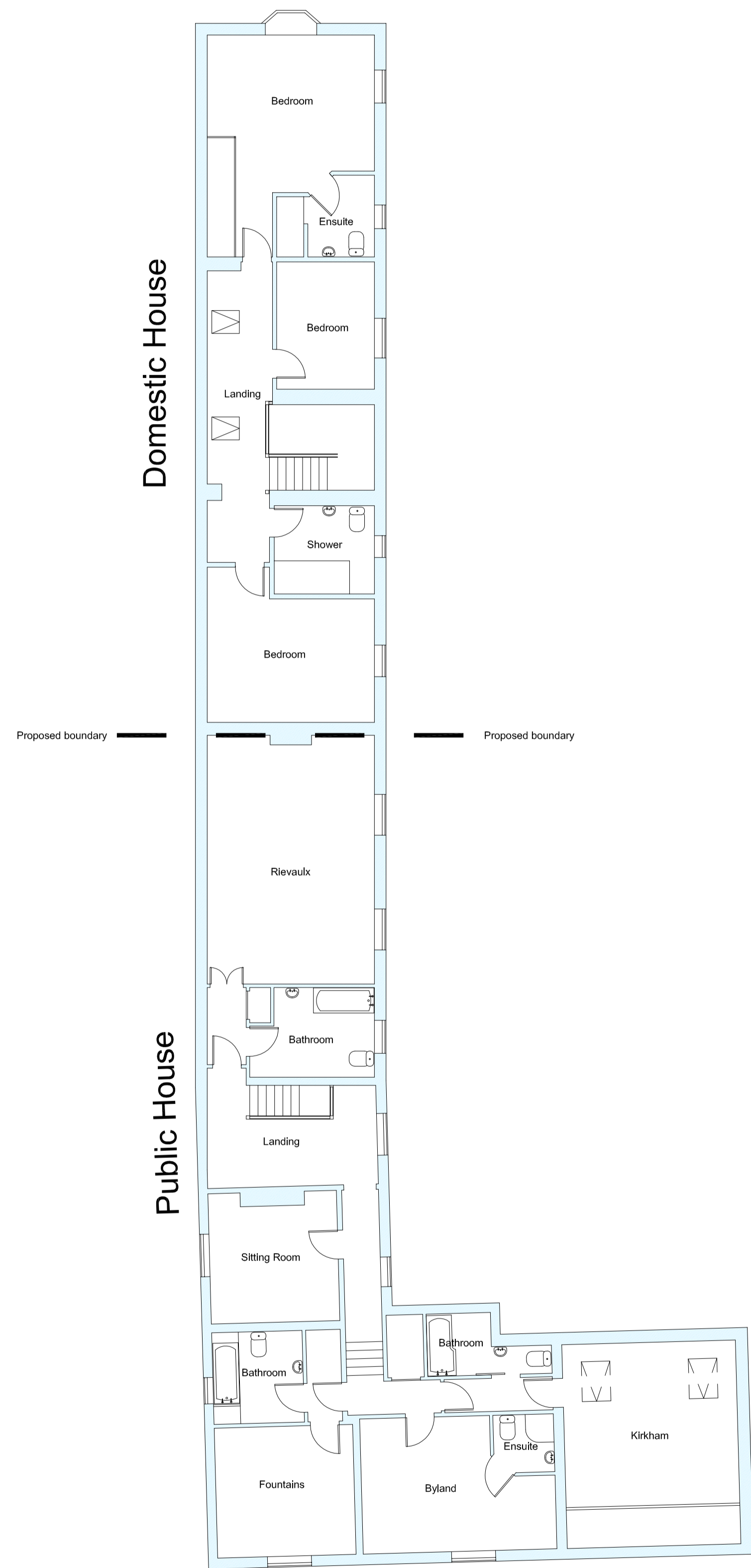
Date: 22nd January 2024

Mrs Claire Docwra
Blacksmiths Arms
Flaxton
York
YO60 7RJ

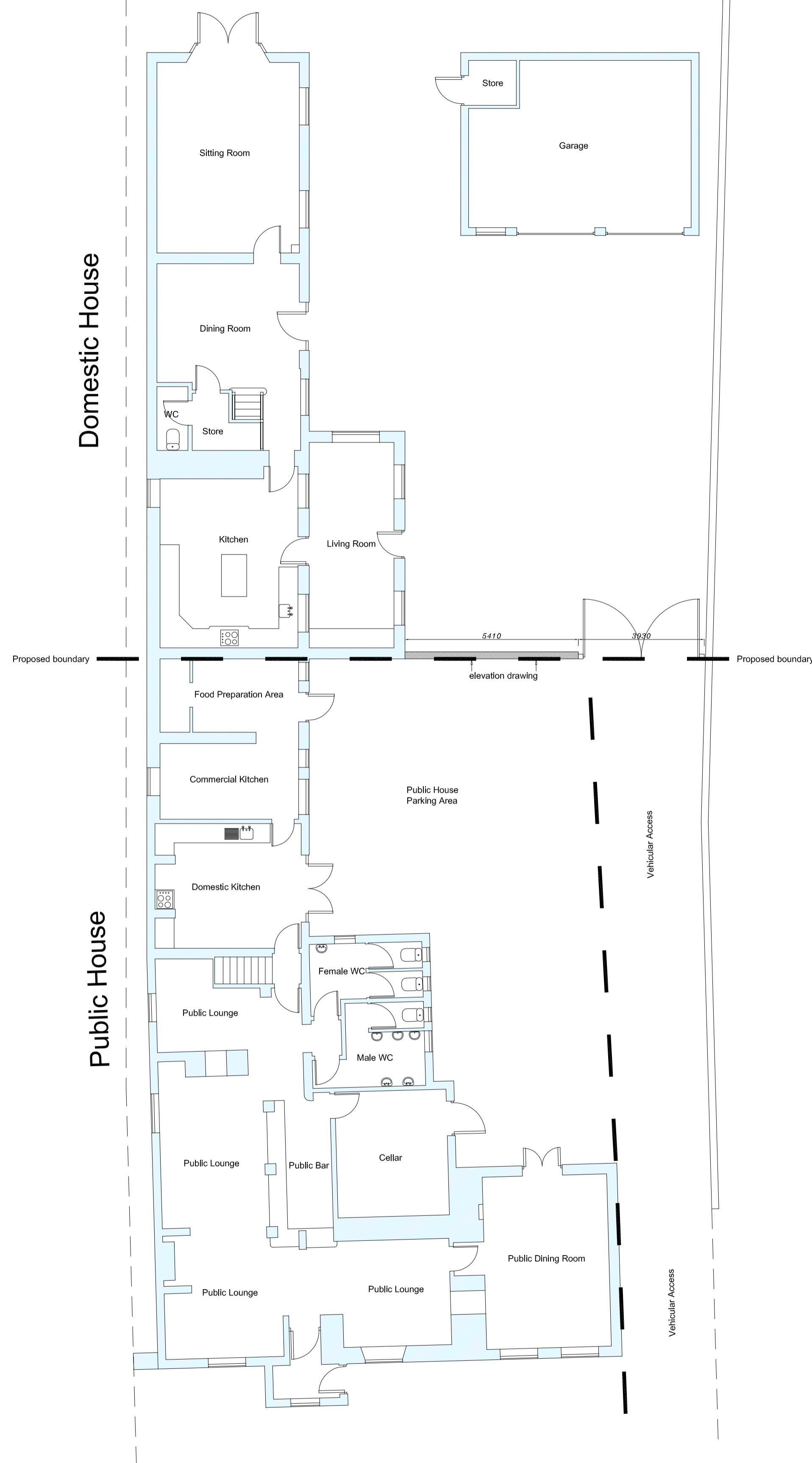
NOTES

This is an approval under the Town and Country Planning Act only.

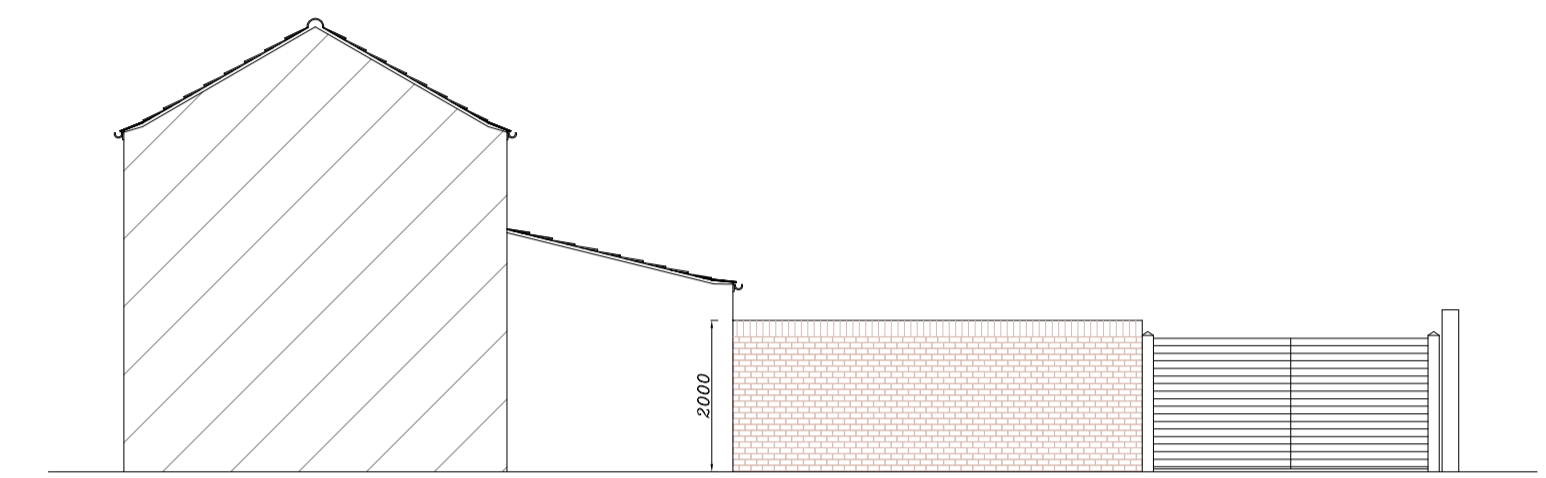
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PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



Proposed wall and gate elevation

notes :

This drawing is for the purpose of obtaining **Planning Permission** only and is not to be used as working drawings. The drawings do not take into account any structural elements or calculations which must be obtained from a qualified Structural Engineer. Staircase design to be confirmed by a manufacturer. HB Drawing Services Ltd are not liable for changes that have to be made during the construction period from planning drawings.

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client

Claire Docwra

drawing

Proposed Floor Plans

scale sheet size

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date drawn checked
09 / 2023 HB

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