



Robin Jessop



**OLD HALL FARM BUILDINGS
SITUATED AT BURNESTON, BEDALE, NORTH YORKSHIRE, DL8 2HX**

4 North End, Bedale, North Yorkshire, DL8 1AB
(01677) 425950. Email info@robinjessop.co.uk. www.robinjessop.co.uk





A PRIME RURAL RESIDENTIAL DEVELOPMENT OPPORTUNITY

OLD HALL FARM BUILDINGS, BURNESTON, BEDALE, NORTH YORKSHIRE, DL8 2HX A PRIME RESIDENTIAL DEVELOPMENT SITE WITH PLANNING PERMISSION FOR PART DEMOLITION, CONVERSION, REPLACEMENT & EXTENSION OF FORMER AGRICULTURAL BUILDINGS TO FORM 4 DWELLINGS SET IN 0.51 ACRES FOR SALE AS A WHOLE

GUIDE PRICE – OFFERS IN EXCESS OF £380,000

SITUATION

A1 Motorway Interchange 3 miles, (Junction 51 at Leeming Bar), Bedale 4 miles, Masham 6 miles, Thirsk 8 miles, Northallerton 10 miles, Ripon 10 miles, Harrogate 22 miles, Darlington 20 miles, York 34 miles and Leeds 40 miles (all distances are approximate).

This rural residential development site stands superbly on the southern edge of this popular village of Burneston with St Lambert's Church providing a very pleasant setting.

The site is conveniently situated just 4 miles south of the popular and thriving market town of Bedale. It is so well placed less than ½ mile from the A6055 service road providing access to the A1 Motorway at Junction 51 at Leeming Bar and Junction 50 at Baldersby. (Refer to location plan attached).

Newcastle, Teesside, York, Harrogate and Leeds are therefore within reasonable commuting distance. London is approximately 2½ hours on the train from nearby Thirsk or Northallerton.

AMENITIES

Communications – railway stations at nearby Northallerton and Thirsk.
Airports at Newcastle and Leeds Bradford.
Shopping – village shop and post office.

Local market towns of Bedale, Masham and Northallerton and the historic City of Ripon.
Larger centres at Teesside, Harrogate and York.
Schools – primary school at Burneston. Comprehensive schools at Bedale and Northallerton. Ripon Grammar School.
Private Schools – Queen Mary's School, Baldersby, Cundall Manor and Aysgarth School.
Golf – Bedale, Northallerton, Akebar and Thirsk.
Racing – Thirsk, Ripon, Catterick and York.
Leisure Centres at Bedale, Thirsk and Northallerton.
Theatres – Darlington and Richmond.
Outdoor pursuits – the property is conveniently placed within easy reach of the Yorkshire Dales and the North York Moors.

DESCRIPTION

Old Hall Farm Buildings with Planning Permission to convert with some new build into 4 dwellings on a site extending to 0.51 acres, which is shown edged red on the attached plan.

The property has detailed planning permission for part demolition, conversion, replacement and extension of the former agricultural buildings to form 4 dwellings on a site extending to 0.51 acres approx:-

There is a new access to be constructed at point X on the site plan to serve the development and in accordance with the Planning Permission plans.

One 2-bedroom dwelling.
One 3-bedroom dwelling.
One 3-Bedroom dwelling.
One 4-bedroom dwelling.

The approx. gross internal floor areas in m² for each dwelling are as follows:-

Plot 1: New build : 53.32 m² & 53.37 m².

Plot 2: New build : 52.32 m² & 52.32 m² & existing conversion : 27.74 m².

Plot 3: Existing conversion : 65.77 m².

Plot 4: Existing conversion : 149.81 m² & 24.39 m².

Please kindly confirm with Chris Hodges Planning & Design – email: chplanning@btinternet.com.

New garage for Plots 1 – 3 : 51 m²

New garage for Plot 4 : 54 m²

The site has Planning Permission in accordance with the Notice of Decision Application No.22/02616/FUL.

Planning Permission Documentation

A copy of the Planning Permission is attached to these particulars together with a copy of the proposed site layout plan.

Please note that the drawings for the application are available at <https://planning.hambleton.gov.uk/online->

[applications/applicationDetails.do?activeTab=externalDocuments&keyVal=RLCHWMHUGG100](https://planning.hambleton.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=RLCHWMHUGG100)

Biodiversity Net Gain Report

Condition 4 of the Permission 22/02616/FUL states that “prior to the commencement of development, a Landscaping and Biodiversity Net Gain Scheme shall be submitted to and approved in writing by the Local Planning Authority”.

A Biodiversity Net Gain Report by MAB Ecology dated May 2023 has been prepared and demonstrates how the net gain required by condition 4 of permission 22/02616/FUL can be achieved within the site's boundary in order to achieve the future discharge of this planning condition.

A copy of this Bio Diversity Net Gain Report can be emailed to you upon request.

Interested parties wishing to view the planning application documents can do so by clicking the link below.

<https://planning.hambleton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLCHWMHUGG100>

The Square at Burneston

The Square at Burneston is shown hatched blue on the site plan. The Title is not registered with the Land Registry. The seller has no knowledge of who the land belongs to. The farm buildings have been accessed via The Square for agricultural purposes. A new access from the south side of the development from the road to Carthorpe has been granted as part of the Planning Permission and is shown marked X on the site plan.

Design Drawings

Please note that if you require drawings to scale, then please send a cheque **in advance** for £30.00 including VAT made payable to Christopher Hodges Planning &

Design, Unit 6, Borough Court, Gallowfields Trading Estate, Richmond, North Yorkshire, DL10 4SX.

Email: chplanning@btinternet.com.

Mobile : 07738 382723

Planning Consultant

The Planning Consultant who obtained the Planning Permission for the Vendors is Mr Andrew Cunningham MRTPI, Lavingham Planning Consultants Ltd, 18 Church View, Brompton, Northallerton, North Yorkshire, DL6 2QX. Tel : 01609 617618.

Email : info@lavingham.com

Community Infrastructure Levy Charge (CIL)

The development, the subject of Permission 22/02616/FUL is subject to a Community Infrastructure Levy of £7,316.06. Full details can be provided upon request.

If you require further clarification, then please kindly contact Andrew Cunningham of Lavingham Planning at the above address.

GENERAL REMARKS & STIPULATIONS

Viewing

Viewing is strictly by appointment with Robin Jessop Ltd. Tel : 01677 425950.

Viewings are undertaken entirely at your own risk.

Some of the buildings are in a semi-derelict condition and therefore please exercise care in carrying out your inspection.

Tenure

The property is freehold and vacant possession will be given upon completion.

The Title is registered with the Land Registry. Title No NYK450938.

Services

It is understood that mains water, mains electricity and mains sewage are all nearby in the public highway.

Please note there is an old water main crossing the site which currently serves the Vendor's retained properties at Old Hall Farm. This water main will be disconnected within 3 months of completion of the sale.

Surface Water

A surface water drain is shown nearby on the Vendor's retained land, the approximate route of which is shown marked “SWD” on the site plan. The purchaser(s) will be granted an easement to connect into this surface water drain.

Prospective purchaser(s) should make and rely on their own enquiries from the service providers.

Easements & Rights of Way

The property is sold subject to all covenants, easements and rights of way whether mentioned in these particulars or not.

Boundaries

The Vendors will only sell such interests (if any) which they have in the boundary fences, walls, ditches, hedges etc and other boundaries separating this property from other properties not belonging to them.

Where the boundaries are marked by inward facing “T” marks, these will be the responsibility of the purchasers to maintain.

The purchasers are to erect a boundary wall 1.2 metres in height between points A and B on the plan and a post and rail fence between points C and D within 6 months of completion of the sale of Lot 1.

Asbestos

With regard to any asbestos on the property, a detailed asbestos survey has **not** been carried out. On completion of the sale it will be the responsibility of the purchaser(s) to comply with the Control of the Asbestos Regulations 2012.

Method of Sale

The property is being offered for sale initially by Private Treaty. Interested parties are advised to register their intention to offer as soon as possible and preferably in writing or by email either with Robin Jessop, Mitchell Corney or Richard Towler at the Bedale office.

The Vendors reserve a right to implement a “Best & Final Offers” process at any time.

Unconditional cash offers are invited in writing for the site as a whole. Offers must include:-

- Offer price
- Proposed timescale for exchange and completion
- Proof of funding
- Full details of purchaser(s) and their Solicitors.

Offers

All offers must be confirmed in writing. We will **not** report any verbal offer unless it is confirmed in writing.

Important Notice

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make sure you are kept informed with regard to the progress of the sale.

Money Laundering Regulations

Prospective purchaser(s) should be aware that in the event that they are successful, they will be required to provide us with documents to comply with Money Laundering Regulations. One being a photographic ID, that is to say a Driving Licence or Passport and the other being a utility bill showing their current address. This will need to be provided personally at our offices where we can take copies of both this and proof of funds which we will also require to comply with Money Laundering Regulations.

Useful Addresses

Vendors' Solicitors

Messrs Waddington Turner Wall, 6-12 Devonshire Street, Keighley, BD21 2DG.
Tele: 01756 708752
Acting Solicitor: Rebecca Garrity
Email: rebecca@wtwsolicitors.co.uk

Lavingham Planning Consultants

Mr Andrew Cunningham MRTPI, Lavingham Planning Consultants Ltd, 18 Church View, Brompton, Northallerton, North Yorkshire, DL6 2QX.
Tel : 01609 617618.
Email : info@lavingham.com

Design & Planning Consultants

Christopher Hodges, Unit 6, Borough Court, Gallowfields Trading Estate, Richmond, North Yorkshire, DL10 4SX.
Email: chplanning@btinternet.com.
Mobile : 07738 382723

Local Authority

North Yorkshire Council, Civic Centre, Stonecross, Northallerton, North Yorkshire, DL6 2UU.
Tel : 01609 779977

Yorkshire Water

Developer Services, Yorkshire Water Ltd, PO Box 52, Bradford, BD3 7YD.
Tel : 03451 208482

Northern Powergrid

www.northernpowergrid.com/connections
or telephone 0800 011 3433.

IMPORTANT NOTICE

Robin Jessop Ltd does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

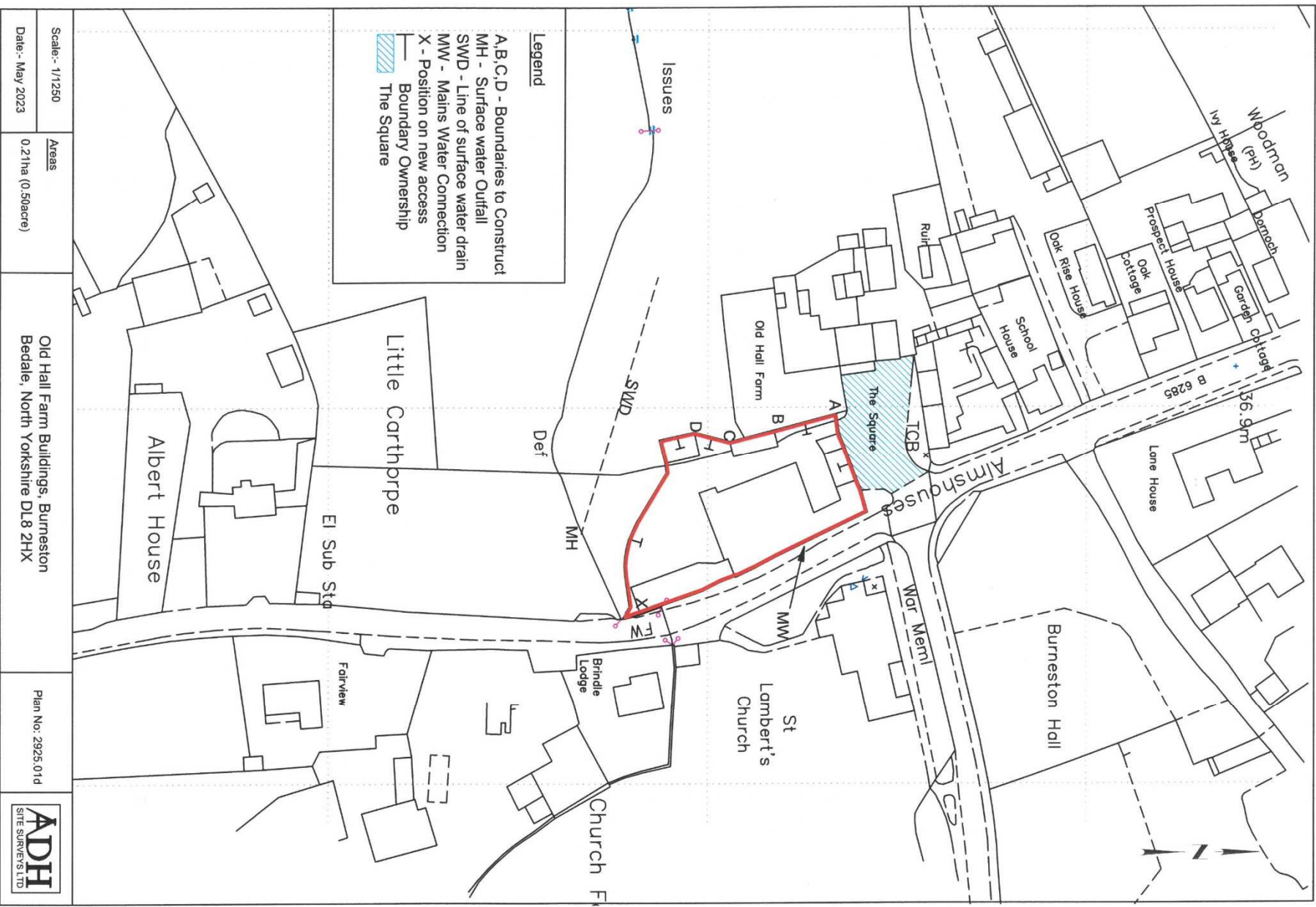
- These particulars are intended to give a fair and reasonable overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers ought to seek their own professional advice.
- All descriptions, plans, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
- In the event that asbestos is found on the property, please note a detailed asbestos survey of the property has not been carried out. It is the responsibility of the owner to comply with the Control of Asbestos at Work Regulations 2002. Further specialist professional advice should be sought as to the future management of this material.
- Items included in the written text are included in the sale, unless otherwise stated. All others are excluded regardless of their inclusion in any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may use to pursue your complaint.

Location Plan



4 North End, Bedale, North Yorkshire, DL8 1AB
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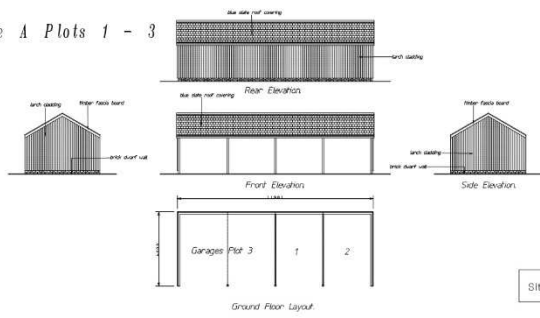
Legend

A, B, C, D - Boundaries to Construct
 MH - Surface water Outfall
 SWD - Line of surface water drain
 MW - Mains Water Connection
 X - Position on new access
 — Boundary Ownership
 The Square

Scale:- 1/1250	Areas	0.21ha (0.51acre)
Date:- May 2023	Old Hall Farm Buildings, Burrleston Bedale, North Yorkshire DL8 2HX	
	Plan No: 2925.01d	

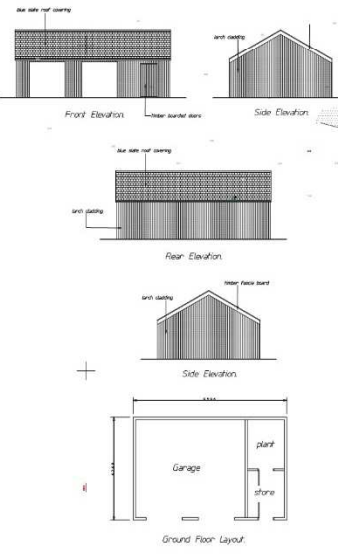
Concurrent submission for Plot 5, conversion of traditional building.

Garage A Plots 1 - 3



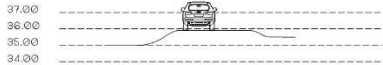
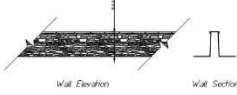
Site Area for Plots 1 - 4 is 1392.24m²

Garage B Plot 4



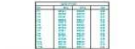
FLOOD ZONE 3

FLOOD ZONE 3



AA Road Cross Section at 1:100

Notes:
 All Plans remain the property of Christopher Hodges Planning & Design until paid for in full.



THIS DRAWING IS COPYRIGHT
 DO NOT SCALE FROM THIS DRAWING
 No. Revision Date

Project Proposed redevelopment of retained farm buildings
 Location Old Hall Farm, Burnsthorpe Dale, North Yorkshire, OX 2HX
 Client Piers & Blue

Drawing As Proposed Site Layout illustrating new build and conversion
 Date OCT 22 drawing no. 2a
 scale 1:100/1:250 app. project no. 1
 drawn CHF
 checked

Christopher Hodges
 Planning and Design

Tel: 01748 830973 Mob: 07738 512723
 info@chodgesdesign.com
 1100 Church Street
 Claxtonville Trading Estate,
 Redwood, North Yorkshire,
 YO11 4SX

Mr Andrew Cunningham
18 Church View
Brompton
Northallerlton
DL6 2QX
United Kingdom

NOTICE OF DECISION

Application No. 22/02616/FUL

Date: 30th March 2023

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PROPOSAL: Revised application for part demolition, conversion, replacement and extension of former agricultural buildings to form four dwellings and associated works
LOCATION: Old Hall Farm Burneston Bedale North Yorkshire
APPLICANT: Messrs S and P Bowe

Hambleton District Council, being the Planning Authority for the purposes of the above application which was received on 14 November 2022, having considered the following policies:

Local Plan Policy S1: Sustainable Development Principles
Local Plan Policy S5: Development in the Countryside
Local Plan Policy S7: The Historic Environment
Local Plan Policy HG2: Delivering the Right Type of Homes
Local Plan Policy HG3: Affordable Housing Requirements
Local Plan Policy HG5: Windfall Housing Development
Local Plan Policy E1: Design
Local Plan Policy E2: Amenity
Local Plan Policy E3: The Natural Environment
Local Plan Policy E5: Development Affecting Heritage Assets
Local Plan Policy E7: Hambleton's Landscapes
Local Plan Policy IC2: Transport and Accessibility
Local Plan Policy RM1: Water Quality, Supply and Foul Drainage
Local Plan Policy RM2: Flood Risk
Local Plan Policy RM5: Ground Contamination and Groundwater Pollution
Housing Supplementary Planning Document adopted July 2022
National Planning Policy Framework

and taken into account the following reasons:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including Local Development Framework Policies and the representations made and has subsequently determined that it is appropriate to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

have resolved that it should be **APPROVED**; subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. No above ground construction work shall be undertaken until details of the materials to be used in the construction of the external surfaces of the development have been submitted in writing to the Local Planning Authority for approval and samples have been made available on the application site for inspection (and the Local Planning Authority have been advised that the materials are on site) and the materials have been approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.
3. All new, repaired or replaced areas of hard surfacing shall be formed using porous materials or provision shall be made to direct run-off water from the hard surface to an area that allows the water to drain away naturally within the curtilage of the property. The surfacing shall thereafter be retained in perpetuity unless otherwise with the written approval of the Local Planning Authority.
4. Prior to the commencement of development a landscaping and biodiversity net gain scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide a) a landscape scheme including details of any change in surfacing materials and any planting schemes and shall show the retention of any significant existing landscape features and shall provide b) details to show how a 10% net gain of biodiversity will be achieved on site using the DEFRA biodiversity metric 3.1 (or the latest published version) and include a programme of work and subsequent maintenance arrangements. The development shall thereafter be carried out in accordance with the approved scheme.
5. Prior to the commencement of the development hereby approved a written statement of works and annotated plan shall be submitted to and approved in writing by the Local Planning Authority. The written statement shall identify the extent and sequence of works of conversion and the annotated plan shall show all areas of underpinning, demolition, re-facing, replacement and reconstruction of foundations, walls and roofs that are necessary to implement the details of drawing nos. 2a and 6 received by Hambleton District Council on 15 November 2022. Thereafter the scheme shall be implemented in complete accordance with the approved statement and plan.
6. Notwithstanding the provisions of any Town and Country Planning General or Special Development Order, for the time being in force relating to 'permitted development', no extension shall be carried out to the dwellings hereby approved without express permission on an application made under Part III of the Town and Country Planning Act 1990 and no boundary treatments, walls or fences shall be formed other than in complete accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority.
7. The mitigation measures and method statement as detailed within the Bat, Breeding Bird and Barn Owl Survey dated October 2019 shall be carried out in full.
8. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed prior to the commencement of development.

9. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:
- i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and
 - ii) the means of discharging to the public sewer network at a rate to be agreed by the Local Planning Authority.
10. No development shall be commenced until a Phase 2 assessment of the risks posed by contamination, carried out in line with the Environment Agency's Procedures for Land Contamination Risk Management (LCRM), has been submitted to and approved by the Local Planning Authority. Where contamination is suspected, no development shall be commenced until a Phase 2 assessment of the risks posed by contamination, carried out in line with the Environment Agency's Procedures for Land Contamination Risk Management (LCRM), has been submitted to and approved by the Local Planning Authority.
11. Where contamination is identified or suspected, prior to development, a detailed remediation scheme to bring the site to a condition suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
12. Prior to first occupation or use, the approved remediation scheme must be carried out in accordance with its terms and a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.
13. In the event that unexpected contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.
14. There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and programme.
15. The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements: The crossing of the highway verge and/or footway must be constructed in accordance with the approved details and/or Standard Detail number A1 and provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed and maintained thereafter to prevent such discharges.

All works must accord with the approved details and be thereafter retained.

16. There must be no access or egress by any vehicles between the highway and the application site until splays provided in drawing number 2a are provided giving clear visibility of 43 metres measured along both channel lines of the major road from a point measured 2.4 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.
17. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring, and turning areas:
 - a. have been constructed in accordance with the submitted drawing (Reference 'As proposed Site Layout drawing no. 2a)
 - b. are available for use unless otherwise approved in writing by the Local Planning Authority. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
18. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:
 - a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
 - b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
 - c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.
19. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority agrees in writing to their withdrawal.
20. The permission hereby granted shall not be undertaken other than in complete accordance with the location plan and drawings numbered 2a and 6 received by Hambleton District Council on 15 November 2022 unless otherwise approved in writing by the Local Planning Authority.
21. No works to increase the ground levels to achieve the approved finished levels for the new access road shall be undertaken until a scheme for compensatory flood water storage has been submitted to and approved in writing by the Local Planning Authority.

The reasons for the above conditions are:-

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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17. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development in accordance with Local Plan Policy IC2.
18. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area in accordance with Local Plan Policy IC2.
19. To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety in accordance with Local Plan Policy IC2.
20. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Local Plan Policies.
21. To provide compensatory flood water storage on land outside of Flood Zone 2 and Flood Zone 3 and thereby to ensure that the consequence of the increase in ground levels within the area of Flood Zone 3 does not result in increased flood risk to others, in accordance with the requirements of the Local Plan Policy RM2.

Notes attached to a decision of the Local Planning Authority

No consent, permission or approval hereby absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, or of obtaining under any other Byelaws, Local Acts, Orders, Regulations, and Statutory Provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.

Appeals to the Secretary of State

Following the refusal of planning permission by Hambleton District Council or grant it subject to conditions

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If the decision relates to a planning application relating to the same or substantially the same land and development as is already the subject of an **enforcement notice**, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an **enforcement notice** is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the decision of Hambleton District Council, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a household appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a **householder** application and if you want to appeal against the decision of Hambleton District Council, then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a **minor commercial** application and if you want to appeal against the decision of Hambleton District Council, then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an **advertisement** and if you want to appeal against the decision of Hambleton District Council, then you must do so 8 weeks of the date of receipt of this notice.
- In other circumstances you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://acp.planninginspectorate.gov.uk>. Telephone: 0117 372 6372.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

All appeal applications must be made to both Hambleton District Council planning department and the Planning Inspectorate.

Householder applications will be dealt with via the Householder Appeals Service (HAS). Minor commercial applications will be dealt with via the Commercial Appeals Service (CAS). In both these cases the appellant has **12 weeks** to appeal and 3rd parties cannot comment. The Local Planning Authority will advise 3rd parties that the appeal is taking place. The target for decision will be 8 weeks. In the case of Tree Preservation Order appeals contact: The Environment Team, Room 4/04, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Telephone: 0117 372 6197 Fax: 0117 372 6241 or email: environmentappeals@pins.gsi.gov.uk. Appeals must be made within 28 days of the date of the decision by Hambleton District Council

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonable beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a Purchase Notice on the Council. This Notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in section 107 and related provisions of the Town and Country Planning Act 1990.

Important information regarding discharge of conditions

Fees are payable for each request for confirmation of compliance with planning conditions (referred to as "written discharge of conditions"). It makes no difference how many conditions are included in the request the fee remains at either **£34 for household development and £116 for other types of development**. If several requests are made to discharge conditions relating to the same application the fee will be payable upon submission of each request.

Further information can be found on our website at: <http://www.hambleton.gov.uk/planning/applications>

There is a requirement to register small domestic sewage discharges from septic tanks and small sewage treatment plants with the environment Agency. This includes complying with specified standards. More information regarding this can be found through the following link: <http://www.environment-agency.gov.uk/homeandleisure/118753.aspx>

Site Notice

During consideration of your application a Site Notice was posted to publicise the application. Now that the application has been determined please dispose of the site notice. Thank you

Do you have planning permission for one of the following?

- New Builds – Domestic or Commercial
- Conversions – Domestic or Commercial
- Change of use to Domestic or Commercial

If so you will need to register for an address with Hambleton District Council's Addressing Officer.

The fees for address registration are:

- Large Developments which include a new road name, £850.00 for 10 properties or less,
Plus £31.00 for each additional address/property
- Small developments which do not include a new road name, £85.00 per address/property
Re-naming of a property will be £42.00 per property
Adding/changing of Alias name of a property will be £42.00 per property
Change of Business name - no charge

Please note you can download application forms via our website

Please contact the Addressing Officer, GIS & Addressing, Hambleton District Council, Civic Centre, Stone Cross,
Northallerton, North Yorkshire, DL6 2UU or telephone on 01609 779977
https://www.hambleton.gov.uk/info/20035/lighting_parking_and_roads/89/street_naming_numbering_and_addresses

Bin Provision

Please note it is the council's policy that all developers of new domestic dwellings purchase wheeled refuse and recycling bins for each property and will receive an invoice for these when development has started. Then on moving into their new property residents should contact the council and request delivery of a set of bins, the property will then be added to the collection rounds

Developers of new domestic residences need to buy 2 wheeled bins per property from the Council.

These must be purchased together at a cost £130.00 per set (inc. VAT and delivery).

A blue box for glass recycling is included

If communal bins are required (at the discretion of the Council) there will be a charge of £460.00 (inc. VAT) for refuse and £570.00 (inc. VAT) for recycling. 1 bin is required for 4.5 properties

Please contact the Waste and Street Scene team on 01609 788100 for further information.

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