

Prism Planning Ltd
Milburn House
17 Woodland Road
Darlington
DL3 7BJ

NOTICE OF DECISION

Application No. 19/00026/FUL

Date: 8th April 2019

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

PROPOSAL: Conversion of former agricultural barns to provide two dwellings
LOCATION: Applegrove Farm Seamer North Yorkshire TS9 5NL
APPLICANT: Mr & Mrs Campbell

Hambleton District Council, being the Planning Authority for the purposes of the above application which was received on 7 January 2019, having considered the following policies:

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 - Promoting high quality design
Core Strategy Policy CP4 - Settlement hierarchy
Development Policies DP6 - Utilities and infrastructure
Development Policies DP8 - Development Limits
Development Policies DP28 - Conservation
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP32 - General design
Development Policies DP9 - Development outside Development Limits
National Planning Policy Framework

and taken into account the following reasons:

The proposed development will not result in a detrimental impact on the character and quality of the countryside and will not have an unacceptably detrimental impact on amenity or floodrisk. The proposed development is considered to accord with the requirements of all relevant Local Development Framework policies.

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 any representations that may have been received and subsequently determining 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. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) numbered P102, P103 and P104 received by Hambleton District Council on 07 January 2019 unless otherwise approved in writing by the Local Planning Authority.
3. Prior to development commencing, details and samples of the materials to be used in the construction of the external surfaces of the development shall be made available on the application site for inspection and the Local Planning Authority shall be advised that the materials are on site and the materials shall be approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.
4. Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on drawing marked Project No. 16.003 Dwg No P104 REV A for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.
5. The proposed means of drainage is to a new domestic treatment plant. The system shall be of adequate capacity for the load from the proposed development and shall be constructed in accordance with BS 6297 Design and Installation of Small Sewage Treatment Works and Cesspools. The applicant shall satisfy the Local Planning Authority (LPA) of the adequacy of the proposed means of drainage and details of the size and manner of construction of the septic tank shall be agreed in writing with the LPA prior to development commencing. Discharge of final effluent shall be discharged in a manner approved by the Environmental Agency, as necessary.
6. No part of the existing boundary hedge along the west and east boundary(ies) of the site shall be uprooted or removed; other than in accordance with details that have been submitted to, and approved by, the Local Planning Authority.
7. Occupation of dwellings shall not be commenced until a detailed landscaping scheme indicating the type height, species and location of all new trees and shrubs has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied after the end of the first planting and seeding seasons following the approval of the landscaping scheme, unless those elements of the approved scheme situated within the curtilage of that dwelling have been implemented. Any trees or plants which within a period of 5 years of planting die, are removed, or become seriously damaged or diseased, shall be replaced with others of similar size and species.

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.
2. 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 Development Plan Policy(ies) .
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4. To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.
5. To protect the environment and comply with policy DP31
6. The existing hedges is considered to make a worthwhile contribution to the character of the area and is worthy of retention in accordance with Local Development Framework Core Strategy Policy CP16.
7. In order to protect the character, setting and soften the visual appearance of the development and provide any appropriate screening in accordance with CP16

Attention is drawn to the following Informatives:-

1. The proposed means of drainage is to a new domestic treatment plant. For newly proposed systems or when additional drainage will be laid to connect building control will assess suitability and capacity against Building Regulations Part H; Drainage and waste disposal. Replacement for like for like or slightly bigger - building control cannot be applied retrospectively and so BS standard should be used.

COMMUNITY INFRASTRUCTURE LEVY

1. Please note that the proposed development is liable under the Community Infrastructure Levy Charging Schedule, adopted by Hambleton District Council on the 07 April 2015. Details of the charging schedule are available on the Council website. www.hambleton.gov.uk

Mark Harbottle
Head of Economy and Planning