

Mrs D Arkwright (DCAD)
Lund Court House
Nawton
York
YO62 7TZ

NOTICE OF DECISION

Application No. 19/02724/MBN

Date: 5th March 2020

**Town and Country Planning
(General Permitted Development) (England) Order 2015
Schedule 2, Part 3.**

PROPOSAL: Application for prior approval for the change of use of an agricultural building(s) to 1no smaller dwellinghouse and 1no larger dwellinghouse and associated operational development
LOCATION: East Farm Langthorne North Yorkshire DL8 1PQ
APPLICANT: Mr M Sunter

Hambleton District Council, being the Planning Authority for the purposes of your notification of proposed development which was received on 20 December 2019, as described above conclude that the works fall within the permitted development provisions to change the use of the building and that no further approval is required in this instance subject to the condition that the development be completed within a period of three years starting with the date of this prior approval pursuant to the Town and Country Planning (General Permitted Development) Order 2015 and any condition attached below; if blank there are no conditions attached to this decision.

Conditions (if applicable) are as follows:

1. Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b) must be completed within a period of 3 years starting with the prior approval date.
2. The permission hereby granted shall not be undertaken other than in complete accordance with the location plan and drawings numbered PL/237/05; 06; 07; 08; and 09 received by Hambleton District Council on 20 December 2019 unless otherwise approved in writing by the Local Planning Authority.
3. The development shall not be undertaken other than in accordance with the written statement of works and annotated plan received by HDC on 3 March 2020.
4. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with the submitted drawing number PL/237/06 and 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.

5. 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.
6. 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. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

The reasons (if applicable) for the above conditions are:-

1. To comply with Conditions Q.2 (3) of Class Q, Part 6, Schedule 2 of the Town and Country Planning General Permitted Development Order 2015.
2. To ensure that the works are undertaken as a conversion as required by the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 3, Class Q.
3. To ensure that the works are undertaken as a conversion as required by the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 3, Class Q.
4. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development in accordance with LDF Policies CP2 and DP4.
5. To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety in accordance with LDF Policies CP2 and DP4.
6. 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 LDF Policies CP2 and DP4.

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

This letter does not carry or infer any approval or other consent that may be required under any enactment, bylaw or regulation other than Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

TJWood

Tim Wood
Development Manager