

WBW Surveyors Limited
Skipton Auction Mart
Gargrave Road
Skipton
BD23 1UD

Planning Decision Notice Town and Country Planning Act 1990

Application No:	2021/23441/FUL
Date Valid:	27th October 2021
Applicant:	The Estate of Elizabeth Mason
Proposal:	Construction of two dwellings with associated works and off-street parking
Location:	Land Off Booth Bridge Lane, Thornton-In-Craven, Skipton

North Yorkshire Council (Craven) has considered this application under the Town and Country Planning Act 1990 (as amended) and **Grants Full Planning Permission** for the development described above.

This permission is granted subject to the following Condition(s) and Reason(s) which are laid out in the order by which they must be complied with: -

Time Limit for Commencement

- 1 The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990.

Approved Plans

- 2 The permission relates to the following plans:
 - Drawing No. 3001.3 received 27th January 2023.
 - Drawing No. TS177-1 received 26th October 2021.
 - Drawing No. TS177-2 "Site Location Plan" received 26th October 2021.
 - Drawing titled "Tree Constraints Plan" received 26th October 2021.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven Local Plan and the National Planning Policy Framework.

Before you Commence Development

- 3 No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan. The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works: 1. details of any temporary construction access to the site including measures for removal following completion of construction works; 2. wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway; 3. the parking of contractors' site operatives and visitor's vehicles; 4. areas for storage of plant and materials used in constructing the development clear of the highway; 5. details of site working hours; 6. details of the measures to be taken for the protection of trees; and 7. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

Reason: In the interest of public safety and amenity.

During Building Works

- 4 Prior to any on-site works taking place, protective fencing shall be erected around the root protection area of the ash tree adjacent to the north-west boundary of the site. The protective fencing shall be installed to British Standard 5837:2012 and shall only be removed once the development has been completed and all machinery, compounds and materials have been removed from the site. Nothing shall, at any time, be stored within this area.

Reason: In order to safeguard existing trees in accordance with the requirements of Local Plan Policy ENV4 and Section 15 of the National Planning Policy Framework.

- 5 There must be no access or egress by any vehicles between the highway and the application site at Land Off Booth Bridge Lane , Thornton-In-Craven, Skipton until splays are provided giving clear visibility of 45 metres measured along the channel line in a North-Westerly direction and 30 metres measured to the centre line of the major road from a point measured 2 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

Reason: In the interests of highway safety.

Before the Development is Occupied

- 6 No part of the development must be brought into use until the access, parking, manoeuvring and turning areas for all users at Land Off Booth Bridge Lane, Thornton-In-Craven, Skipton 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 appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

- 7 The development must not be brought into use until the access to the site at Land Off Booth Bridge Lane , Thornton-In-Craven, Skipton 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 access must be formed with 4 metres radius kerbs, to give a minimum carriageway width of 4.5 metres, and that part of the access road extending 10 metres into the site must be constructed in accordance with Standard Detail number A1 Residential estate Road and the following requirements.

Reason: To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

- 8 Prior to their first occupation, the proposed wild bird nest boxes shall be installed on the eaves of the hereby approved houses and retained thereafter.

Reason: To boost biodiversity in accordance with Policy ENV4.

Ongoing Conditions

- 9 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the external surfaces of the development shall be constructed in accordance with the materials detailed on the approved plans.

Reason: To specify the terms of the permission and for the avoidance of doubt.

Informative(s)

- 1 Statement of Positive Engagement:

In dealing with this application North Yorkshire Council (Craven) has sought to approach the decision-making process in a positive and creative way, in accordance with the requirements of paragraph 38 of the NPPF.

- 2 Hours of Construction

The hours of operation during the construction phase of development and delivery of construction materials or equipment to the site and associated with the construction of the development hereby permitted should be limited to 0730 hours to 1800 hours on Monday to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.

- 3 Broadband Connectivity

The applicant is advised to undertake early engagement with telecommunication providers to ensure the development benefits from the highest quality broadband connectivity available. Lead times for the provision of broadband services can be in excess of 9 months prior to occupation of the first dwelling.

The District Council has produced a document, "Broadband Connectivity for New Developments in Craven - A Briefing Note for Developers" which provides a general introduction to broadband connectivity in the District. The briefing note is available by emailing edu@cravenc.gov.uk or can be downloaded from the District Council website.

- 4 Charging Points

The applicant/developer is advised that in the interests of promoting sustainable travel opportunities electric vehicle charging points should be provided.



Trevor Watson
Assistant Director – Planning

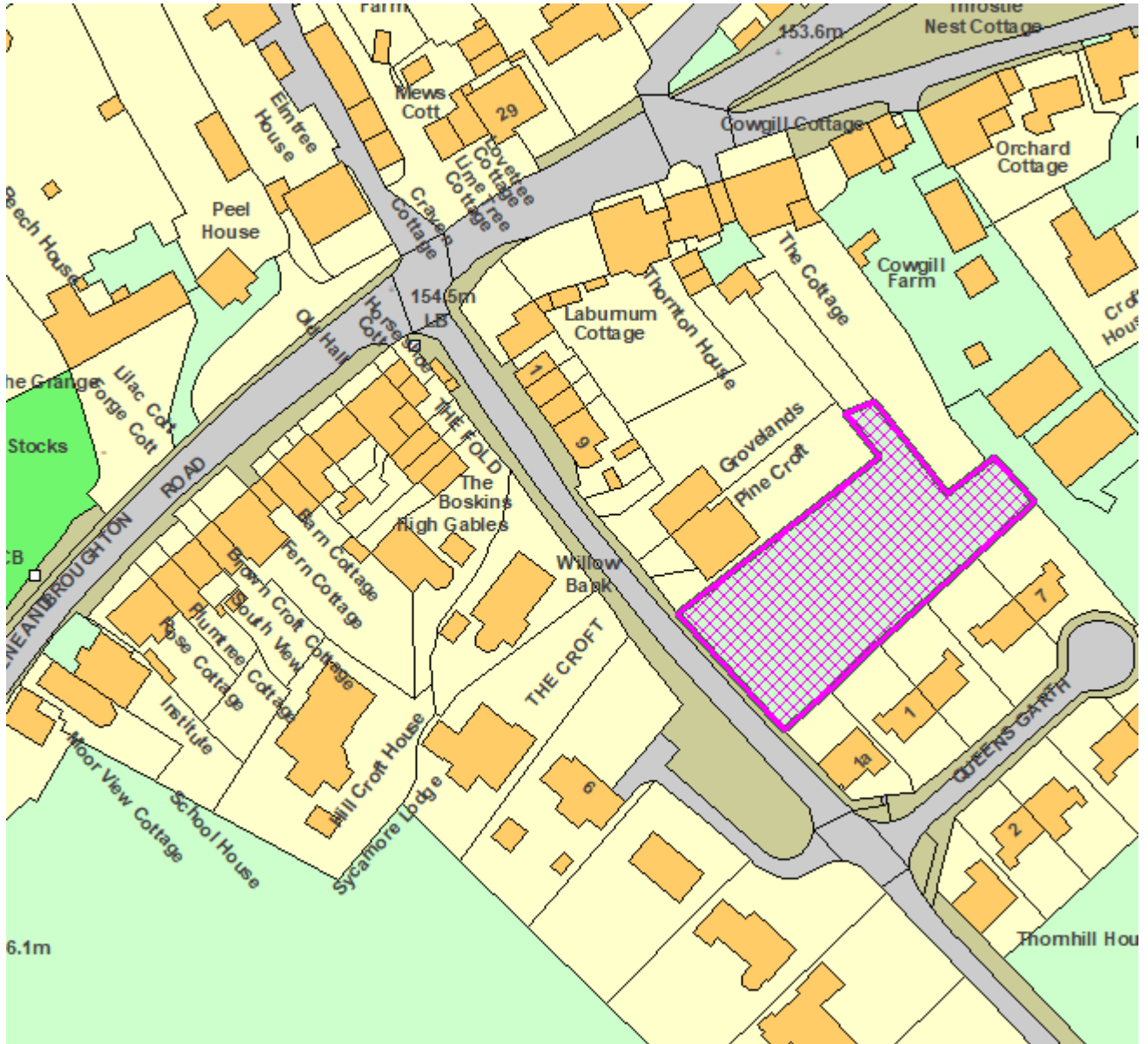
DATE 16 June 2023

NOTES

This is an approval under the Town and Country Planning Act only. It does not absolve the applicant from the necessity of obtaining Listed Building consent if necessary or approval under the Building Regulations, or of obtaining approval 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.

YOUR RIGHTS OF APPEAL ARE AVAILABLE AT www.gov.uk/appeal-planning-decision



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