

MAY

NEW RECEIVED:

02.05.18 **18/01603/REMMAJ 6.93.665.A.REMMAJ** Reserved matters application for appearance, landscaping, layout and scale under outline permission 16/00545/OUTIMAJ for erection of up to 73 dwellings with access considered. Land Off Ripon Road Killinghall North Yorkshire E428651 N 458562 Strategic Team Maintenance Co Ltd - Yorkshire Housing Limited.

21/05/18 **18/01921/DVCON 6.93.668.A.DVCON** Variation of condition 2 (approved plans) of Planning Permission 17/00599/REM to allow for minor alterations to approved scheme 94 Ripon Road Killinghall HG3 2AY E428673 N 458793 Northvale Homes Ltd

22/05/18 **18/01923/OUTMAJ 6.93.11596.OUTMAJ** Outline planning application for the development of an industrial park for employment use (B1c1B2/B8), with associated yard space, car parking, ancillary structures and landscaping, with access considered.

Land Comprising OS Field 4772 Burley Bank Road Killinghall North Yorkshire E426471 N 455726

APPROVED:

10.05.18 **18/01023/FUL 6.93.84.E.FUL** Erection of 9 no. dwellings and demolition of existing industrial buildings. White House Farm Burley Bank Road Killinghall HG3 2RZ. E 426495 N455867 Ailsa 3 Ventures Ltd.

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.05.2021.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and or drawings received by the Council of the Borough of Harrogate on the 9th April 2018 and as modified by the conditions of this consent.
- 3 Prior to the commencement of the external walls of the development hereby approved a sample panel measuring 1m x 1m shall be erected on site showing the type of stone, coursing, mortar and finish of the stone to be used in the construction of the development. Once approved the development shall be carried out in accordance with the approved details.
- 4 Prior to the commencement of the external walls of the development hereby approved a sample of the type of roofing slate to be used on the development shall be made available for the inspection of the local planning authority. Once approved the development shall be completed in accordance with the approved detail.
- 5 Prior to the commencement of any phase of the development on site, drawings and specifications shall be submitted to, and approved by the Local Planning Authority showing details of the surface water drainage including rates of discharge both pre & post development for the site in its entirety, together with the method of calculation, condition survey results of the outfall ditch (on or off site) and proposals for dealing with any identified remedial items.
- 6 Construction works shall be carried out in accordance with the flood risk assessment prepared by Topping Engineers (18093-March 2018) and drawing no. 18093-C50.
- 7 Following the undertaking of a bat activity survey, a detailed ecological mitigation and enhancement scheme for the site, to include the construction phase as well as provision for its ongoing future enhancement, shall be submitted for the written approval of the local planning authority prior to the commencement of works. The approved scheme shall subsequently be implemented according to agreed timescales.

- 8 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site until the access to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
 - * The existing access shall be improved by Standard Detail E7.
- 9 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 2018-10-20D for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.
- 10 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 in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway 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 in consultation with the Highway Authority agrees in writing to their withdrawal.
- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that Order with or without modification), no extensions, garages, roof or dormer windows other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.
- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that Order), no windows other than those on the approved plans shall be inserted in any elevation of any dwelling without the prior written approval of the Local Planning Authority
- 13 A detailed scheme for landscaping, including the planting of trees and or shrubs and the use of surface materials shall be submitted to the Local Planning Authority prior to the commencement of any external construction of the walls of the development hereby approved. The scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required and shall be implemented in strict accordance with details as approved by the Local Planning Authority.
- 14 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until sections A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section D has been complied with in relation to that contamination.

A. SITE CHARACTERISATION

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority.

The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - * human health,
 - * property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - * adjoining land,
 - * groundwaters and surface waters
 - * ecological systems
 - * archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

B. SUBMISSION OF REMEDIATION SCHEME

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.

C. IMPLEMENTATION OF APPROVED REMEDIATION SCHEME

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise approved in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, 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.

D. REPORTING OF UNEXPECTED CONTAMINATION

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirement of section A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section B, 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 in accordance with section C.

- 15 Prior to the first occupation of the residential units hereby approved an electric vehicle charging point shall be installed at each property, and shall be retained and maintained as such for the lifetime of the development.

11.05.18 **TPO no 26/2018** Levens Farm, Lund Lane Killinghall, **NOTICE OF CONFIRMATION
PLANNING ENFORCEMENT:**

14.05.18 **18/00246/PR01**, Planning Ref 18/00202/FULMAJ. Possible breach of planning control at Levens Farm, Lund Lane, Killinghall, North Yorkshire. Felling of trees.