

Mrs J Greenwood  
Clerk To Killinghall P C  
68 Ripon Road  
Killinghall  
HG3 2DF

Our ref: DCPCDEC 6.93.259.F.OUT  
17/05415/OUT  
Your ref:  
Date: 2 October 2018

Dear Sir/Madam

**PARISH COUNCIL - DECISION NOTIFICATION**

APPLICATION NO: 6.93.259.F.OUT 17/05415/OUT  
PROPOSAL: Outline application for the erection of 1 dwelling with access considered and all matters reserved.  
LOCATION: The Cedars 45 Ripon Road Killinghall HG3 2DG  
GRID REF: E 428617 N 458792  
APPLICANT: Dr Asaad  
PUBLIC ACCESS:  
<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P0T41CHYFJ900>

APPROVED subject to the following conditions:-

- 1 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following reserved matters -
  - (a) appearance;
  - (b) landscaping;
  - (c) scale.

Thereafter the development shall not be carried out otherwise than in strict accordance with the approved details.

- 2 The development to which this approval of reserved matters relates shall be begun on or before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
- 3 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 in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

- 4 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 crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.

The final surfacing of any private access within 2 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

You are advised that a separate license will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 5 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 2.4 metres x 43 metres measured along both channel lines of the major road.  
Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 6 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing site plan No. H247/1. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 7 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.

- 8 Prior to construction work commencing an acoustic report by a suitably competent person shall be submitted to and approved in writing by the Local Planning Authority (LPA). The report shall:-

Determine the existing noise climate in particular from road traffic

Predict the noise climate in gardens (daytime), bedrooms (night-time) and other habitable rooms of the development

Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

The agreed necessary noise attenuation/design shall be implemented into the scheme and retained thereafter.

- 9 Before the development is brought into use a scheme detailing the facility that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be brought into use until the charging point is installed and operational. Charging points installed shall be retained thereafter for the lifetime of the development.

- 10 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 by competent persons and a written report of the findings must be produced and approved in writing by the Local Planning Authority.

Where remediation is necessary a 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 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.

- 11 The reserved matters application shall provide the following details;
- (a) A plan, to a scale and level of accuracy appropriate to the proposal, showing the position of every tree on the site or on land adjacent to the site (including any street or highway tree(s)) that could influence or be affected by the development, indicating which trees are to be removed:
  - (b) In relation to every tree identified on the plan, a schedule listing :
    - (i) The information specified in paragraph 4.4.2.5 of BS 5837:2012 (Trees in Relation to Construction - Recommendations)
    - (ii) Any proposed pruning, felling or other tree related operation
  - (c) In relation to every existing tree identified on the plans as to be retained, details of:

- (i) Any proposed alterations to existing ground levels, and of the position of any proposed excavation that might affect the root protection area (RPA) (in accordance with clause 4.6 of BS5837)
- (ii) All appropriate tree protection measures required before and during the course of development (in accordance with clause 7 of BS5837)
- (d) Areas of existing landscape, and/or areas of proposed new tree planting or woodlands, to be protected from construction operations and the method of protection (clause 6.2.2 figure 2 and 3).
- (e) A detailed Arboricultural Impact Assessment (AIA) (clause 5.4) shall be submitted for approval and consider the following (the list is not exhaustive):
  - Tree root protection (distances, engineering specifications for fencing in line with point d)
  - Changes in levels to include proposed location of stored excavated soils
  - Changes in surfaces
  - Installation and layout of services
  - Demolition of existing buildings, surfaces
  - Detailed and specific tree protection detail where unavoidable incursions to RPA's are identified
  - Sunlight and shading and effect on residents especially the main living rooms
  - Construction site access
  - Construction site layout (offices, parking)
  - Construction site materials storage
  - Effect on residential amenity
  - Effect on local amenity if trees are lost to the development
 The above list is not exhaustive and additional detail may be requested depending on the submitted detail

A. A detailed Arboricultural Method Statement (AMS) (clause 6.1) shall be submitted for approval. The AMS will outline how the retained trees can be afforded additional protection using alternative methods of construction or market available alternative techniques.

#### Reasons for Conditions:-

- 1 To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 2 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 3 In the interests of highway safety.
- 4 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
- 5 In the interests of road safety.
- 6 To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.
- 7 To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
- 8 In the interests of the amenity of future residents of the dwelling.
- 9 In order to comply with Core Strategy policy EQ1.
- 10 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without

unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.

11 To ensure the protection of the trees or shrubs during the carrying out of the development.

Date Decision Issued: 2 October 2018