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68 Ripon Road  
Killinghall  
HG3 2DF

Our ref: DCPCDEC  
6.93.75.T.REMMAJ  
17/04957/REMMAJ  
Your ref:  
Date: 17 October 2018

Dear Sir/Madam

**PARISH COUNCIL - DECISION NOTIFICATION**

APPLICATION NO: 6.93.75.T.REMMAJ 17/04957/REMMAJ  
PROPOSAL: Reserved matters application under outline permission 16/00582/OUTMAJ for the residential development of 75 dwellings (including 40% affordable housing) with scale, layout, appearance, landscaping and remaining matters of access considered.  
LOCATION: Nidd House Farm Crofters Green Killinghall HG3 2DF  
GRID REF: E 428756 N 458428  
APPLICANT: Harron Homes Limited  
PUBLIC ACCESS:  
<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OZ5UMBHYMZG00>

APPROVED subject to the following conditions:-

- 1 The development to which the reserved matters hereby approved relate shall be commenced within two years of the date of this decision.
- 2 The development to which the reserved matters hereby approved relate shall be undertaken in accordance with the submitted details as amended by other conditions of consent and the following approved plans:  
427-001 L Site Layout dated 31/07/18  
427-002 D Materials Layout dated 02/08/18  
92.01.20 Hewick dated November 2016  
95.05.13 Cotterdale (Semi) dated May 2018  
95.05.13 Ilton GA Elevations dated July 2018  
95.05.13 Ilton GA Plans dated July 2018  
P17-2014\_005 Rev:F Landscape Masterplan dated 06.08.18  
PD/01/01 Hadleigh Semi dated January 2017  
PD/04/04 Edlingham Floor Plans dated Dec 2016  
PD/04/05 Edlingham Elevations dated Dec 2016  
PD/06/01 Salcombe V0 dated December 2016  
PD/07/01 Salcombe V1 dated August 2016

PD/18/01 Berkhamstead Elevations dated January 2017  
PD/18/02 Berkhamstead Floor Plans dated January 2017  
PD/31/04 Dunstaburgh Floor Plans dated Dec 2016  
PD/31/05 Dunstaburgh Elevations dated Dec 2016  
PD/55/01 Windsor dated December 2016  
PD/56/01 Settle V0 dated December 2016  
PD/57/01 Tonbridge dated December 2016  
PD/61/04 Warkworth Floor Plans dated Dec 2016  
PD/61/05 Warkworth Elevations dated Dec 2016  
PD/G1/01 Double Garage dated Jan 2017

- 3 Prior to the construction of any dwelling in the development hereby approved beyond damp proof course a sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.
- 4 In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to survive for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced by the developer with such live specimens of such species in such number as may be approved by the Local Planning Authority.
- 5 Prior to the construction of any dwelling in the development hereby approved beyond damp proof course a sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.
- 6 Before the first use of any materials in either the external construction of the roofs or the formation of any areas of block paving of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 7 Development shall be carried out in strict accordance with the recommendations of the Biodiversity Management Plan, Brooks Ecological reference R-3038-02.2 August 2018 including:
  - a) the provision of bird and bat boxes prior to,
    - i) in the case of those located on dwellings, the first occupation of the dwellings on which they are to be located, and
    - ii) in the case of those located on trees, before the completion of any adjacent dwelling(s).
  - b) the provision of hedgehog holes in fences at the time of their construction.
  - c) a detailed low impact lighting scheme which shall be submitted for the written approval of the Local Planning Authority and carried out in strict accordance with the approved details prior to the first occupation of adjacent dwellings to any individual

part of that scheme . The lights shall be maintained in strict accordance with the approved details.

- 8 The initial phase of development shall include the construction of the dwellings hereby approved on plots 1-9.
- 9 Before the first occupation of any dwelling served by a private drive the appropriate bin collection point as identified on the Site Layout drawing 427-001 L shall be provided and thereafter maintained free of obstruction.
- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no rear extensions or dormers other than any expressly authorised by this permission shall be erected on plots 1-8 inclusive, as identified on Site Layout drawing 427-001 L, without the grant of further specific planning permission from the local planning authority.
- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no rear extensions of more than one storey or dormers other than any expressly authorised by this permission shall be erected on plots 15-18, 21, 22, 37, 41, 43-47, 54-57, 62, 63, 68 and 69 inclusive, as identified on Site Layout drawing 427-001 L, without the grant of further specific planning permission from the Local Planning Authority.

#### Reasons for Conditions:-

- 1 To ensure compliance with sections 91-94 of the Town and Country Planning Act 1990.
- 2 To secure the satisfactory implementation of the proposal.
- 3 and 4. To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 5 and 6. In order to ensure that the materials used conform to the amenity requirements of the locality.
- 7 To ensure good ecological practise, safeguards and mitigation.
- 8 and 9. In the interests of general amenity.
- 10 and 11. To safeguard residential amenity of adjoining properties.

#### INFORMATIVES:

- 1 This reserved matters permission shall be read and complied with in conjunction with the outline permission APP/E2734/W/16/3153512.

Date Decision Issued: 17 October 2018