

**Residential Development Opportunity  
Village Farm, West Tanfield  
HG4 5JJ**



**FOR SALE BY INFORMAL TENDER - CLOSING DATE FOR  
RECEIPT OF OFFERS 12 noon ON WEDNESDAY 14<sup>th</sup> JUNE 2023**

**A rare opportunity to acquire a residential development site with detailed planning consent for 1 barn conversion and 3 new build terraced cottages, situated in the centre of this sought after village and conveniently located some 6 miles north of Ripon.**

**Price for the whole – Offers in excess of £500,000**

**Individual offers will be considered for Lot 1 (detached barn) and Lot 2 (3 terraced cottages)**

**T: 01423 523423**

Regent House, 13-15 Albert Street, Harrogate HG1 1JX  
E: [harrogate@carterjonas.co.uk](mailto:harrogate@carterjonas.co.uk)

[carterjonas.co.uk](http://carterjonas.co.uk)

## GENERAL COMMENTS

The site is situated in the centre of West Tanfield with frontage to, and access from, Main Street and within easy walking distance of all amenities including a convenience store, post office, tennis courts, bowling green, cricket pitch, two churches, a primary school and award winning pubs, including one of the best beer gardens in Yorkshire. The primary school is rated 'Good' by Ofsted.

Furthermore, the neighbouring market town of Masham provides additional amenities including a doctor's surgery, Co-op food store, shops, cafes, pubs and restaurants, in addition to a tennis and cricket club.

West Tanfield also benefits from super fast broadband and is well connected with access to the A1(M) approximately 7½ miles to the east. The village is served by several bus services providing links to Richmond, Leyburn and Ripon.

## PLANNING

Planning consent was granted by Hambleton District Council on the 22 March 2023 application number 22/02315/FUL for the demolition of traditional farm buildings and conversion of the adjoining two storey stone built agricultural barn to provide one detached 4 bedroom barn conversion and an attractive terrace of two three bedroom and one four bedroom new build dwellings.

A copy of the decision notice together with the associated plans are attached to these sale particulars for identification purposes only. Further information is available from the selling agents.

It will be a condition of the sale contract that the buyer(s) will build out the scheme in accordance with the planning permission (application No. 22/02315/FUL), unless specifically otherwise agreed with the vendor.

We are advised that there will be no CIL payable in this instance.

## ADDITIONAL INFORMATION

### (Subject to Contract)

- The Vendor reserves a right of access through the development site in order to access and egress from the parking area to the west of the farmhouse. This will be subject to contributions towards repair and maintenance according to user. The use of this right of access will be limited to vehicles accessing or visiting the farmhouse. There will be no right of access for agricultural vehicles or farm traffic. Vehicles accessing the farm buildings will use the farm accessway which will be created to the east of the farmhouse.
- The Buyer will relocate the electric meter, currently located on the northern gable end, to a location specified by the vendor. This supply will continue to serve the farmhouse and remaining farm buildings.
- The Vendor reserves the right to connect into drains running under the development site.

- The Buyer will construct a double skin wall of traditional stone / cobble construction to a minimum height of 6 ft along the northern boundary. The wall will run from the car port to the garden wall of the farmhouse.
- The Buyer will install a suitable electric vehicular gate in the northern boundary to create access to the farmhouse. The Vendor / farm tenant will thereafter be responsible for the gate's repair / maintenance and electric supply.
- The fixtures and fittings located on the site, including fixed equipment, toilets, bathroom and kitchen furniture, roller shutter doors, feed bins and fuel tanks are excluded from the sale and may be removed by the farm tenant before completion.
- It will be a condition of the sale contract that the Buyer(s) will build out the scheme in accordance with the planning permission (application No. 22/02315/FUL) unless specifically otherwise agreed with the vendor.
- The Buyer will comply with the planning conditions listed within the planning decision notice dated 22 March 2023, so far as they apply to the site being sold (see below).
- There will be no CIL payable in respect of this development as recently confirmed by the LPA.
- The installation of the farm track is to be the full responsibility of the Vendor, including complying with the conditions attached to the planning consent that concern this aspect of the consent.
- The Buyer must be aware that all existing services that cross the site between the public highway and the retained land must be maintained and protected at all times. This will include mains / borehole water, surface water and mains drainage, electricity and BT cables.

**Pricing** – Individual offers will be considered for Lot 1 (detached barn, shown as Plot 1) and Lot 2 (being 3 terraced cottages, shown as Plots 2,3 and 4).

**Tenure** – The site will be sold on a freehold basis with vacant possession given on legal completion.

**Viewing** – Possession of these sale particulars is sufficient authority to inspect the site externally however inspection of the barns internally is strictly by prior appointment.

**Directions – HG4 5JJ** – Travelling north from Ripon on the A6108, continue through North Stainley and enter West Tanfield crossing the River Ure. At the roundabout take the first exit onto Main Street and the site is then approximately 500 yards on the right hand side.

For more detailed information, please contact Simon Wright at Carter Jonas.

DD: 01423 707818

Email: [simon.wright@carterjonas.co.uk](mailto:simon.wright@carterjonas.co.uk)





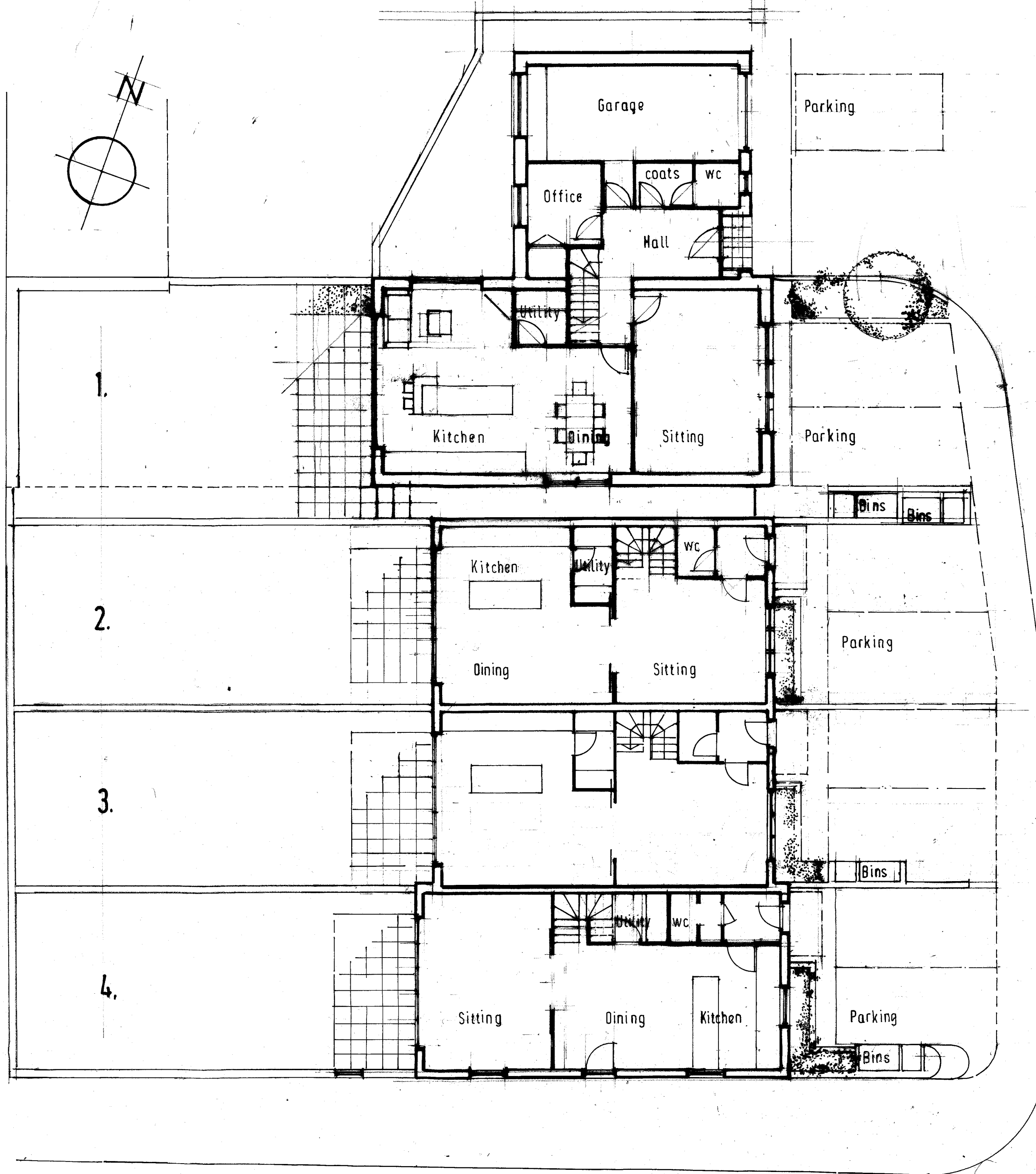
## Informal Tender Procedure

### Residential Development Site at Village Farm, West Tanfield (Subject to Contract)

1. All offers should be in writing and should reach Carter Jonas' Harrogate office by 12 noon on Wednesday 14<sup>th</sup> June 2023 in a sealed envelope clearly marked "Offer for Residential Development Site, Village Farm".

Offers may be submitted via email to [simon.wright@carterjonas.co.uk](mailto:simon.wright@carterjonas.co.uk) which, upon receipt, will be printed and entered into a sealed envelope on your behalf. Please ensure the title of the email is marked as detailed above.

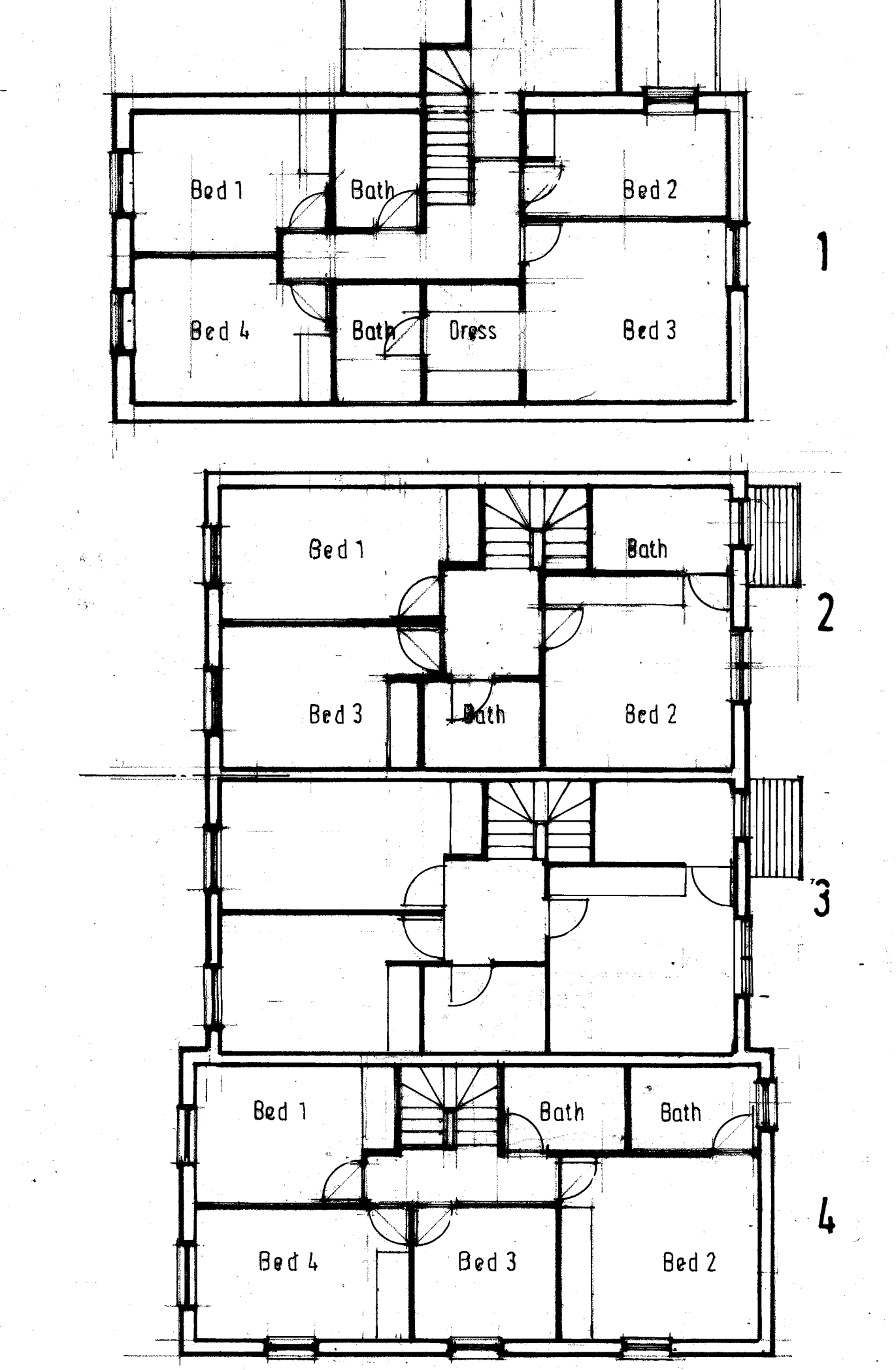
2. Offers may be made for the whole of the site, as described in the sale particulars. Individual offers will also be considered for **Lot 1** (detached barn shown as plot 1) and **Lot 2** (3 no. terraced cottages shown as plots 2, 3 and 4)
3. Your offer should be for a fixed sum - escalating or accumulating bids will not be considered. It is suggested that offers should be for an uneven figure so as to avoid identical offers.
4. All offers should give an indication as to whether such offers are subject to any special conditions.
5. An indication and proof should also be given as to the source and availability of the necessary finance to complete a purchase.
6. Details of the solicitor who will be acting should be stated within your offer letter.
7. Offers will be submitted to our client immediately after the tender date and we will endeavour to advise you as to the outcome as soon as possible
8. Our client does not undertake to accept the highest or, indeed, any offer.



GROUND FLOOR

VILLAGE FARM - WEST TANHFIELD  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 SCALE 1:100  
 700:11.C

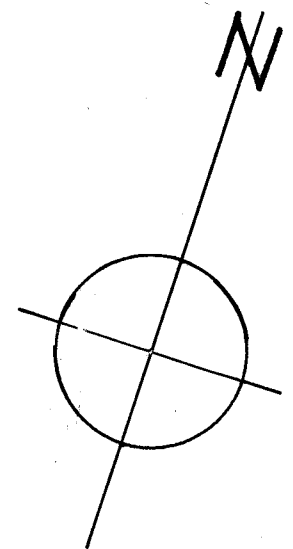
REVISION C REDRAWN - UNIT 1 SEPARATED 16.1.2023  
 REVISION B BIN STORES ADDED 10.10.2022



FIRST FLOOR

VILLAGE FARM - WEST TANFIELD  
 PROPOSED  
 RESIDENTIAL DEVELOPMENT  
 1:200  
 700.088

REVISION A BIN STAKES ADDED ID: 10.2022  
 SOIL DRAINAGE ADDED  
 B BEDRAWN ID: 01.2023

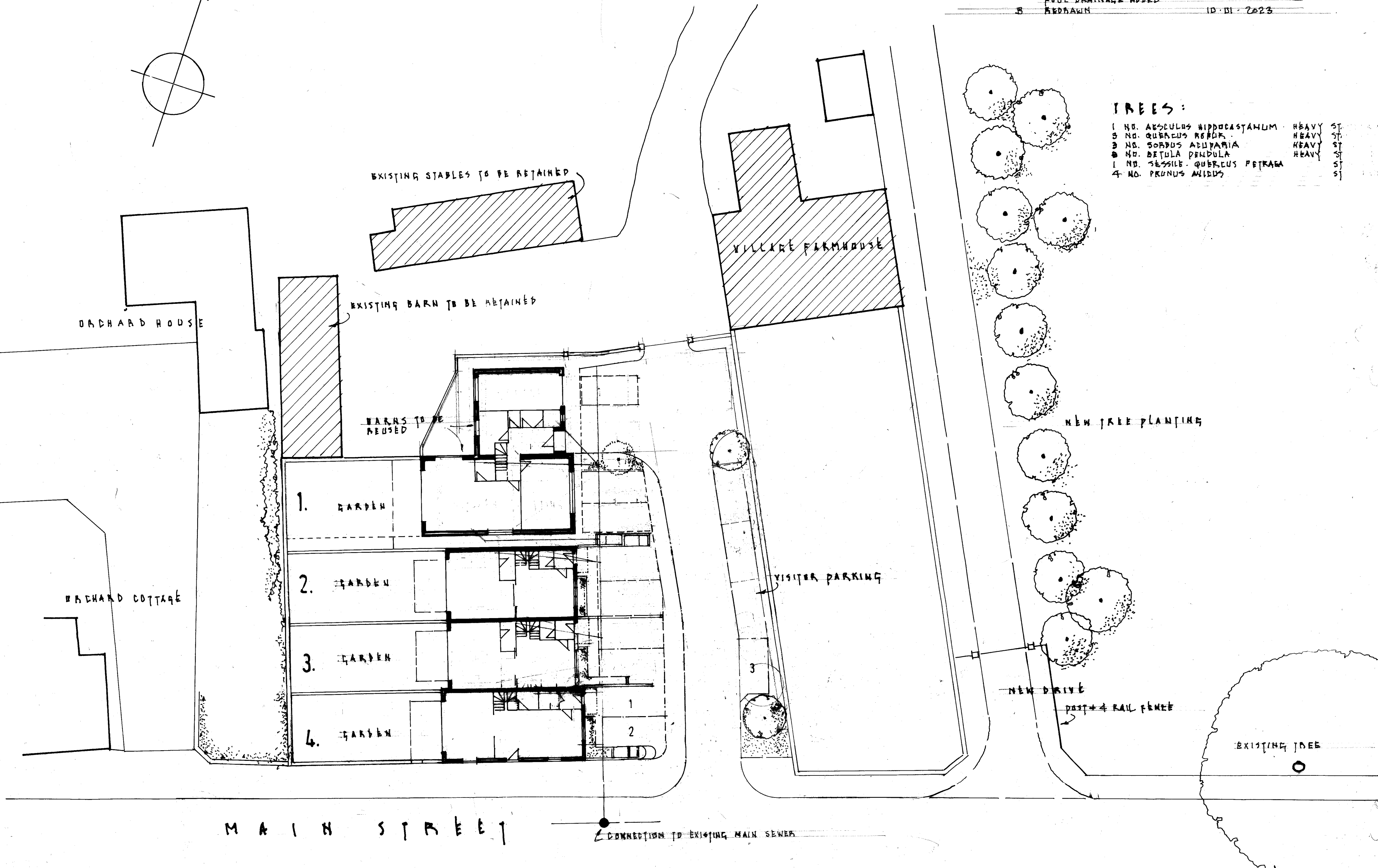


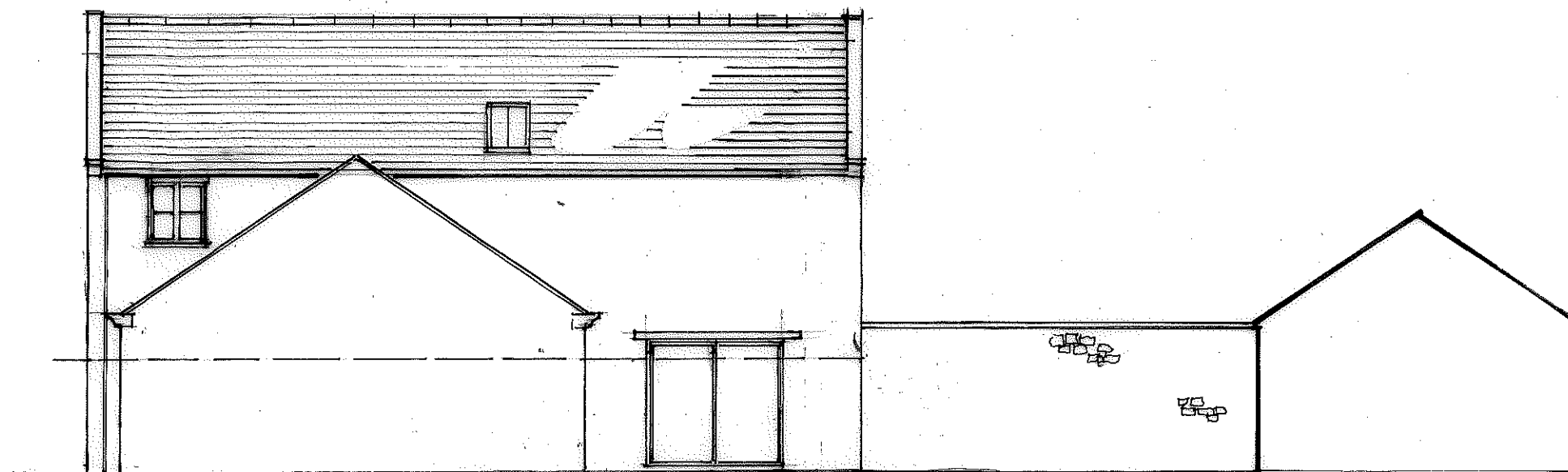
TREES:

1 NO.	ABSCULUS HIPPOCASTANUM	HEAVY	ST
3 NO.	QUERCUS ROBUR	HEAVY	ST
3 NO.	SORBUS ACUTIPARIA	HEAVY	ST
8 NO.	BETULA PENDULA	HEAVY	ST
1 NO.	SESSILE QUERCUS PETRAEA	HEAVY	ST
4 NO.	PRUNUS AVELOS		ST

NEW TREE PLANTING

EXISTING TREE





N O R T H

REVISION A : SCHEME REDRAWN. 10.01.2023

VILLAGE FARM . WEST TANFIELD

PROPOSED ELEVATION . NORTH  
SCALE 1:100 700.03A

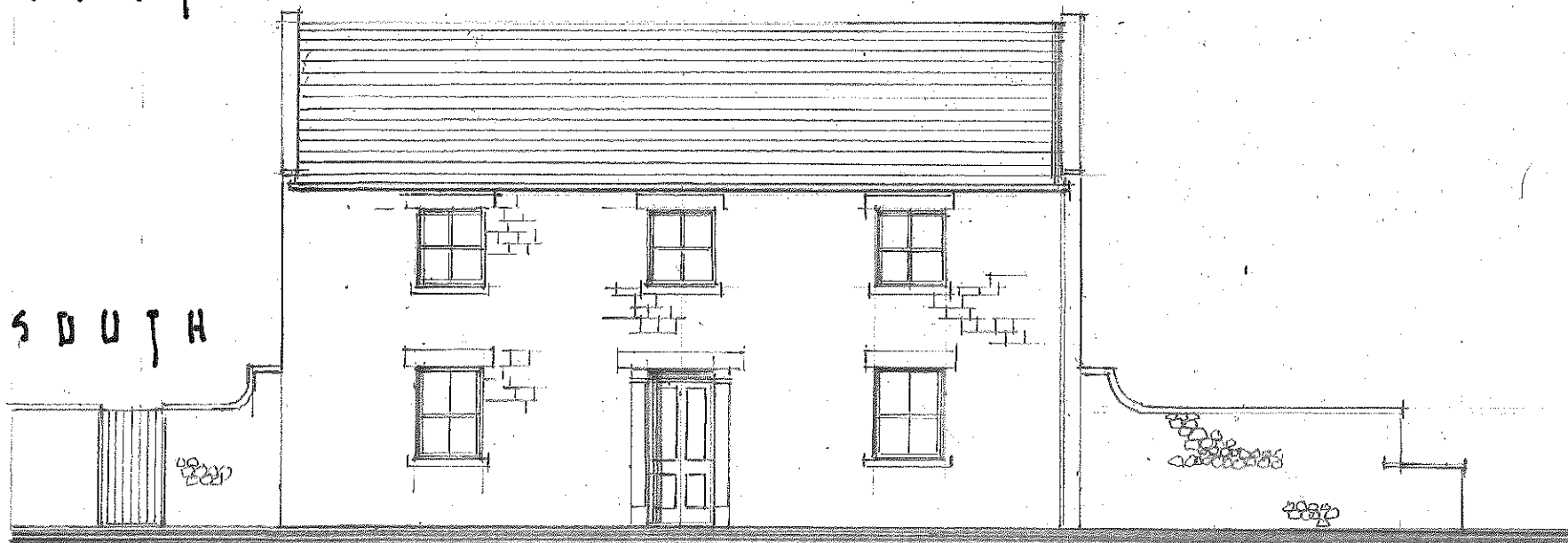




E A S T



W E S T



S O U T H

VILLAGE FARM - WEST TANFIELD

PROPOSED RESIDENTIAL SCHEME

ELEVATIONS

SCALE 1:100

700:125

REVISION A  
REVISION B

UNIT 4 ELEVATIONS REVISED  
REBORN TO SEPARATE UNIT 1.

10.01.2023

Mr Mervyn Darby  
The Old School  
Nidd  
Harrogate  
HG3 3BJ  
UK

**NOTICE OF DECISION**

**Application No. 22/02315/FUL**

Date: 22nd March 2023

**TOWN AND COUNTRY PLANNING ACT 1990**  
**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

**PROPOSAL:** Demolition of pig unit shed and conversion of agricultural barn. Construction of 2no. three bedroom and 2no. four bedroom terraced dwellings with amended access and incorporating part of the existing stone barns. Amendment to the existing access to serve the residential development and the formation of a new access and driveway to serve the main farm buildings.

**LOCATION:** Village Farm Main Street West Tanfield Ripon

**APPLICANT:** Mr Richard Bourne Arton

Hambleton District Council, being the Planning Authority for the purposes of the above application which was received on 7 October 2022, having considered the following policies:

Local Plan Policy S1: Sustainable Development Principles  
Local Plan Policy S3: Spatial Distribution  
Local Plan Policy S7: The Historic Environment  
Local Plan Policy HG2: Delivering the Right Type of Homes  
Local Plan Policy HG5: Windfall Housing Development  
Local Plan Policy E1: Design  
Local Plan Policy E2: Amenity  
Local Plan Policy E3: The Natural Environment  
Local Plan Policy E4: Green Infrastructure  
Local Plan Policy E5: Development Affecting Heritage Assets  
Local Plan Policy E7: Hambleton's Landscapes  
Local Plan Policy IC2: Transport and Accessibility  
Local Plan Policy RM3: Surface Water and Drainage Management  
Hambleton Market Towns Design and Conservation Guide for repair and alterations works  
Supplementary Planning Document - adopted 21 December 2010  
Housing Supplementary Planning Document adopted July 2022  
National Planning Policy Framework

and taken into account the following reasons:

It is considered that the proposal complies with Local Plan Policies S1, S3, S7, HG2, HG5, E1, E2, E3, E4, E5, E7, IC2, RM3, the Planning (Listed Buildings and Conservation Area) Act 1990 and the NPPF.

It is held that the proposed works will cause less than substantial harm to the West Tanfield Conservation Area, but that this harm is outweighed by the public benefit derived from the removal of the piggery from the centre of the village. Whilst preservation of the NDHA would be the ideal, it has been demonstrated that attempts to find alternative uses for the structures have not been successful and that the buildings are ill-suited to another agricultural use.

Further, Paragraph 69(c) of the National Planning Policy Framework (NPPF) asks that local authorities give great weight to the benefits of using suitable sites within existing settlements for homes. This scheme is considered to represent a reasonable example of a "windfall site" within the built form of a settlement and it is considered that the constraints associated with the site (flooding, access, etc.) can be adequately conditioned to enable development.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including Local Development Framework Policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the NPPF.

have resolved that it should be **APPROVED**; subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) numbered 700:03A, 700:12B, 700:11C, 700:08B received by Hambleton District Council on 16.01.23 unless otherwise approved in writing by the Local Planning Authority.
3. No above ground construction work shall be undertaken until details of the materials to be used in the construction of the external surfaces of the development have been submitted in writing to the Local Planning Authority for approval and samples have been made available on the application site for inspection (and the Local Planning Authority have been advised that the materials are on site) and the materials have been approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.
4. The planting scheme shall be undertaken according to the details shown on Site Plan 700:08B prior to occupation of the fourth dwelling within the scheme as approved. Any trees or plants which within a period of 5 years of planting die, are removed, or become seriously damaged or diseased, shall be replaced with others of similar size and species.
5. Prior to the commencement of development a landscaping and biodiversity net gain scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide a) a landscape scheme including details of any change in surfacing materials and any planting schemes and shall show the retention of any significant existing landscape features and shall provide b) details to show how a 10% net gain of biodiversity will be achieved on site using the DEFRA biodiversity metric 3.1 (or the latest published version) and include a programme of work and subsequent maintenance arrangements. The development shall thereafter be carried out in accordance with the approved scheme.
6. The recommendations of Appendix 2 of the report produced by MAB Environment and Ecology on 02.09.22 shall be implemented during the demolition of the existing structure.

7. Prior to above-ground works details of a minimum of 3 no. bird boxes and 2 no. bat boxes and their final position within the site shall be supplied in writing to the Local Planning Authority for approval.
8. There must 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.
9. The crossing of the highway verge and/or footway must be constructed in accordance with the approved details and/or Standard Detail number A1 and the following requirements;
  - Any gates or barriers must be erected must not be able to swing over the existing or proposed highway.
  - Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed and maintained thereafter to prevent such discharges.
  - The final surfacing of any private access must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
  - Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

10. No dwelling must be occupied until the related parking facilities 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.
11. 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.
  - c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.
12. 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.

13. No building works including excavation, breaking up of existing concrete or tarmac areas, demolition works, piling operations, external construction works in general shall be carried out except between 08:00 hours and 20:00 hours Monday to Friday, 08:00 hours to 17:00 hours Saturday and there shall be no such work on Sunday or on any public holidays.
14. Prior to the commencement of development other than initial site clearance and formation of the access, full site levels shall be submitted to and approved by the LPA and these details shall include both existing and proposed ground levels along with finished floor levels, eaves, and ridge levels. The development shall then be implemented in accordance with the approved details.
15. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.
16. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.
17. No development shall be commenced until a Phase 1 assessment of the risks posed by contamination, carried out in line with the Environment Agency's Procedures for Land Contamination Risk Management (LCRM), has been submitted to and approved by the local planning authority.

Where contamination is suspected, no development shall be commenced until a Phase 2 assessment of the risks posed by contamination, carried out in line with the Environment Agency's Procedures for Land Contamination Risk Management (LCRM), has been submitted to and approved by the local planning authority.

18. Where contamination is identified, prior to development, 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 PL.F.2 Consultation response. April 2012 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.
19. Prior to first occupation or use, any necessary approved remediation scheme must be carried out in accordance with its terms and 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.
20. In the event that unexpected contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, 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.

21. Notwithstanding the provisions of any Town and Country Planning General or Special Development Order relating to 'permitted development', no dormer windows shall be installed and no alterations to the roof plane shall be made to the dwellings hereby permitted without the express written consent of the Local Planning Authority.
22. Notwithstanding the provisions of any Town and Country Planning General or Special Development Order relating to 'permitted development', no alterations to the southern boundary wall associated with Plot 4 as shown on the Proposed Site Plan 700.08B shall be permitted without the express written consent of the Local Planning Authority.

The reasons for the above conditions are:-

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Local Plan Policies S1 and E1.
3. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Local Plan Policies S1 and E1.
4. In order to soften the visual appearance of the development and provide any appropriate screening in accordance with the Local Plan Policies S1, E1 and E7.
5. To ensure that a suitable landscaping scheme is achieved for the development and that a net gain in biodiversity is achieved in accordance with the Hambleton Local Plan policies S1, E1, E3 and E7.
6. To ensure that the development will not result in harm to any protected species or wildlife in accordance with Local Plan Policy E3.
7. In order to ensure that the demolition of the structure will not result in a loss of potential habitat.
8. In the interests of highway safety and in accordance with Local Plan Policy RM3.
9. 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.
10. 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.
11. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
12. To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
13. In order to protect the amenities of residential property in the locality.

14. In the interests of the visual amenity of the surrounding area, as per the requirements of Policies E1 and E7 of the Local Plan.
15. In the interest of satisfactory and sustainable drainage.
16. To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network.
17. 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.
18. 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.
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20. 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.
21. In order to ensure any proposed works to the roof plane accord with the character and appearance of the West Tanfield Conservation Area in accordance with Local Plan Policies S1, S7, E1 and E5.
22. In order to ensure any proposed works to the roof plane accord with the character and appearance of the West Tanfield Conservation Area in accordance with Local Plan Policies S1, S7, E1 and E5.

## **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](http://www.hambleton.gov.uk)





## **Notes attached to a decision of the Local Planning Authority**

No consent, permission or approval hereby absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, or of obtaining 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.

### **Appeals to the Secretary of State**

#### **Following the refusal of planning permission by Hambleton District Council or grant it subject to conditions**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If the decision relates to a planning application relating to the same or substantially the same land and development as is already the subject of an **enforcement notice**, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an **enforcement notice** is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the decision of Hambleton District Council, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a **householder** application and if you want to appeal against the decision of Hambleton District Council, then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a **minor commercial** application and if you want to appeal against the decision of Hambleton District Council, then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an **advertisement** and if you want to appeal against the decision of Hambleton District Council, then you must do so 8 weeks of the date of receipt of this notice.
- In other circumstances you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at
- <https://acp.planninginspectorate.gov.uk>. Telephone: 0117 372 6372.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
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**All appeal applications must be made to both Hambleton District Council planning department *and* the Planning Inspectorate.**

Householder applications will be dealt with via the Householder Appeals Service (HAS). Minor commercial applications will be dealt with via the Commercial Appeals Service (CAS). In both these cases the appellant has **12 weeks** to appeal and 3<sup>rd</sup> parties cannot comment. The Local Planning Authority will advise 3<sup>rd</sup> parties that the appeal is taking place. The target for decision will be 8 weeks.

In the case of Tree Preservation Order appeals contact: The Environment Team, Room 4/04, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Telephone: 0117 372 8197 Fax: 0117 372 6241 or email: [environment.appeals@pins.gsi.gov.uk](mailto:environment.appeals@pins.gsi.gov.uk) Appeals must be made within 28 days of the date of the decision by Hambleton District Council

## Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonable beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a Purchase Notice on the Council. This Notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

## Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in section 107 and related provisions of the Town and Country Planning Act 1990.

## Important information regarding discharge of conditions

Fees are payable for each request for confirmation of compliance with planning conditions (referred to as "written discharge of conditions<sup>2</sup>) It makes no difference how many conditions are included in the request the fee remains at either **£34 for householder development and £116 for other types of development**. If several requests are made to discharge conditions relating to the same application the fee will be payable upon submission of each request.

Further information can be found on our website at: <http://www.hambleton.gov.uk/planning/applications>

There is a requirement to register small domestic sewage discharges from septic tanks and small sewage treatment plants with the environment Agency. This includes complying with specified standards. More information regarding this can found through the following link. <http://www.environment-agency.gov.uk/homeandleisure/118753.aspx>

## Site Notice

**During consideration of your application a Site Notice was posted to publicise the application. Now that the application has been determined please dispose of the site notice. Thank you**

**Do you have planning permission for one of the following?**

- New Builds – Domestic or Commercial
- Conversions – Domestic or Commercial
- Change of use to Domestic or Commercial

If so you will need to register for an address with Hambleton District Council's Addressing Officer.

**The fees for address registration are:**

Large Developments which include a new road name, £850.00 for 10 properties or less,  
Plus £31.00 for each additional address/property  
Small developments which do not include a new road name, £85.00 per address/property  
Re-naming of a property will be £42.00 per property  
Adding/changing of Alias name of a property will be £42.00 per property  
Change of Business name - no charge

**Please note you can download application forms via our website**

Please contact the Addressing Officer, GIS & Addressing, Hambleton District Council, Civic Centre, Stone Cross,  
Northallerton, North Yorkshire, DL6 2UU or telephone on 01609 779977  
[https://www.hambleton.gov.uk/info/20035/lighting\\_parking\\_and\\_roads/89/street\\_naming\\_numbering\\_and\\_addresses](https://www.hambleton.gov.uk/info/20035/lighting_parking_and_roads/89/street_naming_numbering_and_addresses)

**Bin Provision**

**Please note it is the council's policy that all developers of new domestic dwellings purchase wheeled refuse and recycling bins for each property and will receive an invoice for these when development has started. Then on moving into their new property residents should contact the council and request delivery of a set of bins, the property will then be added to the collection rounds**

Developers of new domestic residences need to buy 2 wheeled bins per property from the Council.

These must be purchased together at a cost £130.00 per set (inc. VAT and delivery).

A blue box for glass recycling is included

If communal bins are required (at the discretion of the Council) there will be a charge of £460.00 (inc. VAT) for refuse and £570.00 (inc. VAT) for recycling. 1 bin is required for 4.5 properties

Please contact the Waste and Street Scene team on 01609 788100 for further information.