

Rural Solutions Limited  
Canalside House  
Brewery Lane  
Skipton  
BD23 1DR

**Planning Decision Notice**  
**Town and Country Planning Act 1990**

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|------------------------|---|
| <b>Application No:</b> | <b>ZA25/27327/VAR</b>   |
| <b>Date Valid:</b>     | <b>12th September 2025</b>  |
| <b>Applicant:</b>      | <b>R N Wooler &amp; Co Ltd</b>  |
| <b>Proposal:</b>       | <b>Section 73 application to vary condition no 2 (Approved Plans) for planning permission referenced ZA23/25396/VAR to allow additional car parking additional landscaping and management information (received 08.12.2025)</b> |
| <b>Location:</b>       | <b>Land West Of Cricket Club, Shires Lane, Embsay, ,</b>  |

North Yorkshire Council (Craven) has considered this application under the Town and Country Planning Act 1990 (as amended) and **Grants 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 CONDITION DELETED AS PERMISSION HAS BEEN IMPLEMENTED

**Approved Plans**

- 2 The permission relates to the following plans:

ORIGINAL DRAWINGS RETAINED

- Drawing No. GA01 "Existing Plan" received 09th October 2015.
- Drawing No. GA12 Rev A "Site Sections" received 09th October 2015.
- Drawing No. GA36 Rev A "House Type G & H Detached Garage Plans and Elevations received 09th October 2015.
- Drawing No. GA37 "House Type E & F Detached garage Plans and Elevations received 09th October 2015.
- Drawing No. GA38 "Plots 7 & 8 Detached Garage Plans and Elevations" received 09th October 2015.
- Drawing No. 1013-001 "Landscape Specifications Notes" received 09th October 2015.
- Drawing No. 1013-100 "Site Wide Planting Plan" received 09th October 2015.
- Drawing No. 1013-101 "Rear Garden Planting Schemes" received 09th October 2015.

- Drawing No. GA13 Rev J "House Reference, Boundary Treatment & Bin Store Plan received 12th April 2016.
- Drawing No. GA55 "Car Barns Floor Plans and Elevations" received 12th April 2016.
- Drawing No. GA\_00 "Location Plan" received 19th October 2021.
- Drawing No. GA\_03 "House Types A1 A2 Plots 31-32, 36-39 & 40-41 Floor Plans" received 19th October 2021.
- Drawing No. GA\_04 "House Type A1 A2 Plots 31-32, 36-39 & 40-41 Elevations" received 19th October 2021.
- Drawing No. GA\_05 "House Type B Plots 33-35 Floor Plans" received 19th October 2021.
- Drawing No. GA\_06 "House Type B Plots 33-35 Elevations received 19th October 2021.
- Drawing No. GA\_07 "House Type C1 Plots 7-8 Ground Floor Plan" received 19th October 2021.
- Drawing No. GA\_08 "House Type C1 Plots 7-8 First Floor Plan" received 19th October 2021.
- Drawing No. GA\_09 "House Type C1 Plots 7-8 Elevations 1" received 19th October 2021.
- Drawing No. GA\_10 Rev 01 "House Type C1 Plots 7-8 Elevations 2" received 28th February 2022.
- Drawing No. GA\_11 "House Type D Plots 9 & 17 Floor Plans" received 19th October 2021.
- Drawing No. GA\_12 Rev 01 "House Type D Plots 9 & 17 Elevations received 28th February 2022.
- Drawing No. GA\_13 "House Type D1 Plot 26 Floor Plans received 19th October 2021.
- Drawing No. GA\_14 Rev 01 "House Type D1 Plot 26 Elevations" received 28th February 2022.
- Drawing No. GA\_15 "House Type E Plots 22, 25 & 44 Floor Plans" received 19th October 2021.
- Drawing No. GA\_16 Rev 01 "House Type E Plots 22, 25 & 44 Elevations" received 28th February 2022.
- Drawing No. GA\_17 "House Type E1 Plots 4, 14 & 42 Floor Plans" received 19th October 2021.
- Drawing No. GA\_18 Rev 01 "House Type E1 Plots 4, 14 & 42 Elevations" received 28th February 2022.
- Drawing No. GA\_19 "House Type F Plots 16, 45, 46 & 50 Floor Plans" received 19th October 2021.
- Drawing No. GA\_20 Rev 01 "House Type F Plots 16, 45, 46 & 50 Elevations" received 28th February 2022.
- Drawing No. GA\_21 "House Type F1 Plots 15, 43 & 48 Floor Plans" received 19th October 2021.
- Drawing No. GA\_22 Rev 01 "House Type F1 Plots 15, 43 & 48 Elevations" received 28th February 2022.
- Drawing No. GA\_23 "House Type F2 Plots 2 & 12 Ground Floor Plan" received 19th October 2021.
- Drawing No. GA\_24 "House Type F2 Plots 2 & 12 First Floor Plan" received 19th October 2021.
- Drawing No. GA\_25 Rev 01 "House Type F2 Plots 2 & 12 Elevations" received 28th February 2022.
- Drawing No. GA\_26 "House Type H Plots 3, 13, 49 & 51 Ground & Floor Plan" received 19th October 2021.
- Drawing No. GA\_27 "H Plots 3, 13, 49 & 51 First Floor Plan" received 19th October 2021.
- Drawing No. GA\_28 Rev 01 "H Plots 3, 13, 49 & 51 Elevations" received 28th February 2022.
- Drawing No. GA\_29 "House Type H1 Plots 1 & 47 Ground & First Floor Plans" received 19th October 2021. Page 3 of 9
- Drawing No. GA\_30 "House Type H1 Plots 1 & 47 Second Floor Plan" received 19th October 2021.

- Drawing No. GA\_31 Rev 01 "House Type H1 Plots 1 & 47 Elevations" received 28th February 2022.
- Drawing No. GA\_32 "House Type H1 Plots 1 & 47 Elevations 2 received 19th October 2021.
- Drawing No. 8696-BOW-ZZ-ZZ-DR-A-0004 Rev P1 "Proposed Site Sections and Levels" received 08th March 2023.
- Drawing No. 8696-BOW-ZZ-ZZ-DR-A-0006 "Proposed Site Sections and Levels" received 08th March 2023.
- Drawing titled "Proposed Material Palette" received 08th March 2023.

#### NEW DRAWINGS INSERTED

- Drawing No. GA\_91 Rev C "Site Plan" received 29th September 2023.
  - Additional Landscaping Plan Received 8th December 2025
  - Management Information Received 8th December 2025
  - Proposed site plan dated 15.11.2024

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.

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

The conditions of planning permission ZA23/25396/VAR (as set out below) shall continue to apply to this permission. Where conditions pertaining to ZA23/25396/VAR have been discharged, under planning approval 2021/22966/CND shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.

#### During Building Works

- 3 (PREVIOUSLY CONDITION 10) CONDITION RELATING TO AFFORDABLE HOUSING PROVISION HAS BEEN DISCHARGED BY VIRTUE OF PERMISSION 2021/22966/CND.
- 4 (PREVIOUSLY CONDITION 11) Condition relating to Public Open Space has been discharged by virtue of permission 2019/20347/CND
- 5 Condition 5 relating to construction of carriageways and footpaths prior to occupation. This condition has been discharged by virtue of permission 2019/20347/CND
- 6 Compliance condition - No part of the development shall be brought into use until the existing access on to Shires Lane has been permanently closed off and the highway restored. These works shall be in accordance with details which have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.

No new access shall be created without the written approval of the Local Planning Authority in consultation with the Highway Authority.

Informative:

These works shall include, where appropriate, replacing kerbs, footways, cycleways and verges to the proper line and level.

Reason: In the interests of highway safety.

- 7 Compliance condition - The visibility splays provided giving clear visibility of 60 metres looking east measured along both channel lines of the major road Shires Lane from a point measured 37 metres looking west down the centre line of the access road shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of road safety.

- 8 Compliance condition - The visibility splays of 2 metres x 2 metres measured down each side of the access and the back edge of the major road shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of road safety to provide drivers of vehicles using the access and other users of the public highway with adequate inter-visibility commensurate with the traffic flows and road condition.

- 9 CONDITION RELATING TO BALL STRIKE REPORT HAS BEEN DISCHARGED BY VIRTUE OF PERMISSION 2019/20562/CND

### **Ongoing Conditions**

- 10 CONDITION RELATING TO MATERIALS HAS BEEN DISCHARGED BY VIRTUE OF PERMISSION 2019/20562/CND

- 11 Compliance condition - The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason: In the interest of satisfactory and sustainable drainage.

- 12 CONDITION RELATING TO SUDS SCHEME HAS BEEN DISCHARGED BY VIRTUE OF PERMISSION 2019/20562/CND.

- 13 Condition relating to piped discharge has been discharged by virtue of permission 2019/20347/CND

- 14 Compliance condition - Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within the 5m easement either side of the centre line of the water main that crosses the site.

Reason: In order to protect the local infrastructure and allow sufficient access for the maintenance and repair of the water main.

- 15 Compliance condition - Details of the following condition have been discharged by virtue of permission 2019/20347/CND. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

(1) Detailed engineering drawings to a scale of not less than 1:250 and based upon an accurate survey showing:

- (a) the proposed highway layout including the highway boundary.
- (b) dimensions of any carriageway, cycleway, footway, and verges.
- (c) visibility splays.
- (d) the proposed buildings and site layout, including levels.
- (e) accesses and driveways.
- (f) drainage and sewerage system.
- (g) lining and signing.

(h) traffic calming measures.

(i) all types of surfacing (including tactiles), kerbing and edging.

(2) Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:

(a) the existing ground level.

(b) the proposed road channel and centre line levels.

(c) full details of surface water drainage proposals.

(3) Full highway construction details including:

(a) typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths.

(b) when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels.

(c) kerb and edging construction details.

(d) typical drainage construction details.

(4) Details of the method and means of surface water disposal.

(5) Details of all proposed street lighting.

(6) Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions

for their setting out including reference dimensions to existing features.

(7) Full working drawings for any structures which affect or form part of the highway network.

(8) A programme for completing the works.

The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority with the Local Planning Authority in consultation with the Highway Authority.

Informative:

In imposing the above condition it is recommended that before a detailed planning submission is made a draft layout is produced for discussion between the applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.

Reason: To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.

16 Condition relating to prevention of surface water run off onto the highway has been discharged by virtue of permission 2019/20347/CND

17 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

(i) The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.

(ii) Any gates or barriers shall be erected a minimum distance of 4.5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

(iii) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details, and/or

the specification of the Highway Authority and maintained thereafter to prevent such discharges.

(iv) The final surfacing of any private access within 4.5 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.

Informative:

You are advised that a separate licence 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.

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

18 Condition relating to excavation, groundworks in connection with the access road has been discharged by virtue of permission 2019/20347/CND.

19 No part of the development shall be brought into use until the approved vehicle accesses, parking, manoeuvring and turning areas have been constructed in accordance with the approved drawings and are available for use unless otherwise approved in writing by the Local Planning Authority. Once created these areas shall 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.

20 Condition relating to Highway details including paving, manoeuvring, vehicle and cycle parking discharged by virtue of permission 2019/20347/CND.

Informative:

The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at [www.northyorks.gov.uk](http://www.northyorks.gov.uk).

Reason: In accordance with policy number and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

21 Compliance condition - During construction works there shall be no:

(a) Light Goods Vehicles exceeding 3.5 tonnes

(b) Medium Goods Vehicles up to 7.5 tonnes

(c) Heavy Goods Vehicles exceeding 7.5 tonnes permitted to arrive, depart, be loaded or unloaded on Sunday or a Bank Holiday nor at any time, except between the hours of 7.30 - 18.00 on Mondays to Fridays and 7.30 - 13.00 on Saturdays.

Reason: In accordance with policy number and to avoid conflict with vulnerable road users.

22 Condition relating to site compound and clearance including demolition and excavation discharged by virtue of permission 2019/20347/CND.

**Informative(s)**



Martin Grainger  
Head of Development Management

**DATE 12 January 2026**

### **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 Bye-laws, 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**

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.

Where this is a decision on 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.

Otherwise, 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 your local planning authority's decision on your application, 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 or prior approval for a householder application, if you want to appeal against your local planning authority's decision 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, if you want to appeal against your local planning authority's decision 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, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

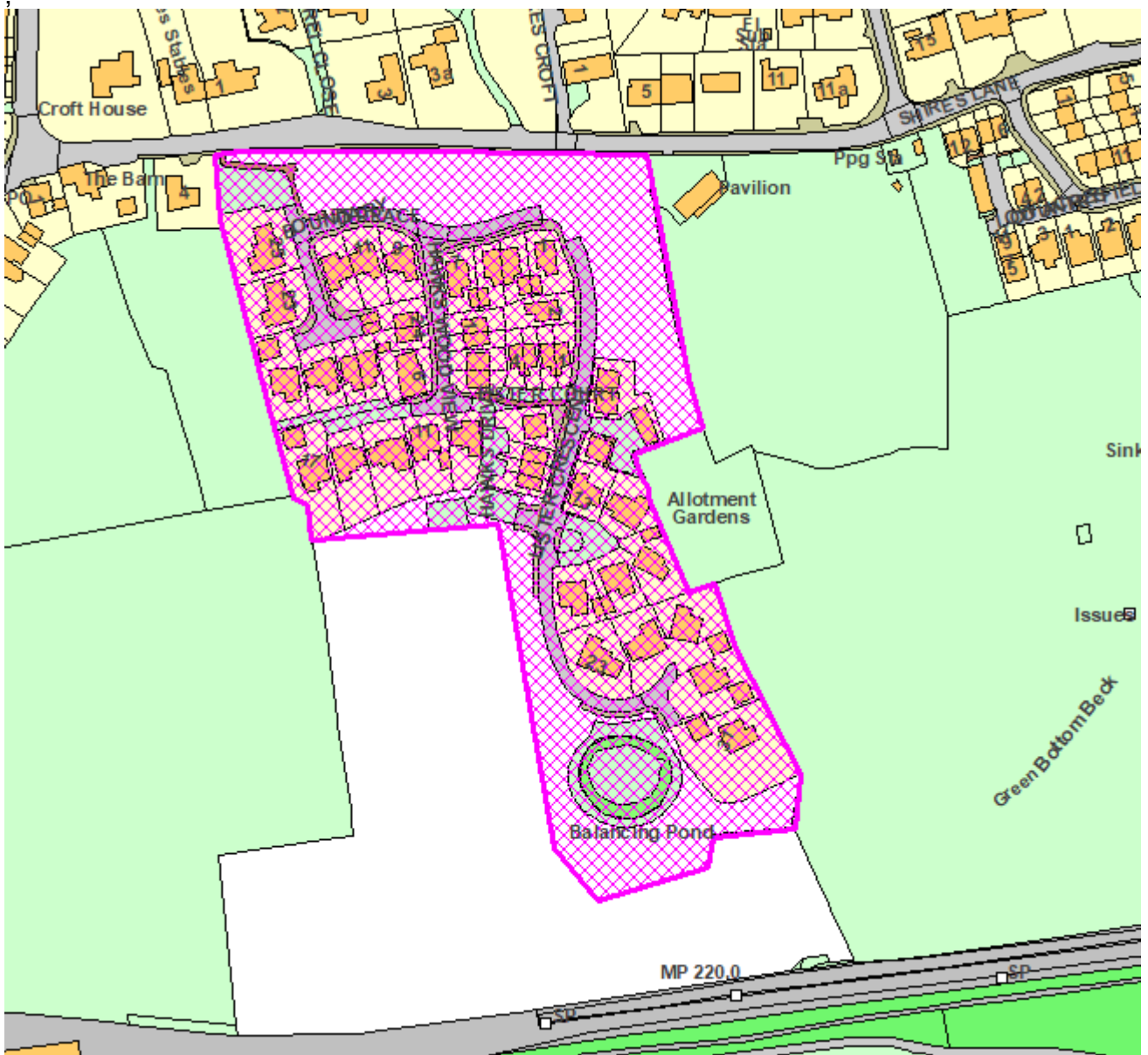
Otherwise, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

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 (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the submitting the appeal. Further details are on [GOV.UK](http://GOV.UK).



Application No: ZA25/27327/VAR  
Proposal: Section 73 application to vary condition no 2 (Approved Plans) for planning permission referenced ZA23/25396/VAR to allow additional

car parking additional landscaping and management information  
(received 08.12.2025)

Location: Land West Of Cricket Club, Shires Lane, Embsay,