

**North Yorkshire County Council**

**Business and Environmental Services**

**Planning and Regulatory Functions Committee**

12 November 2019

**C1/19/00549/CM - PLANNING APPLICATION FOR THE PURPOSES OF THE  
DISMANTLING AND REBUILDING OF ALL SECTIONS OF PARAPET WALLS AND  
SECTIONS OF THE DOWNSTREAM SPANDREL WALL MAINLY USING EXISTING  
STONE, RE-POINTING OF PARAPET WALLS AND ADDING STONE AROUND THE  
BASE OF THE SPANDREL WALL ON LAND AT SKEEBY BRIDGE, RICHMOND ROAD,  
SKEEBY, RICHMOND, NORTH YORKSHIRE,**

**On behalf of Corporate Director, Business and Environmental Services  
(Richmondshire District) (Richmondshire North Electoral Division)**

**1.0 Purpose of the report**

- 1.1 To determine a planning application for the dismantling and rebuilding of all sections of parapet walls and sections of the downstream spandrel wall mainly using existing stone, re-pointing of parapet walls and adding stone around the base of the spandrel wall on land at Skeeby Bridge, Richmond Road, Skeeby, Richmond, North Yorkshire, on behalf of Corporate Director, Business & Environmental Services.
- 1.2 This application is subject to two objections having been raised in respect of this proposal on the grounds of design and the cumulative impact to the heritage of the bridge through the proposed development and is, therefore, reported to this Committee for determination.

**2.0 Background**

Site Description

- 2.1 Skeeby lies approximately 29 kilometres north-west of the county town of Northallerton in the Richmondshire district of North Yorkshire. It is located on the A6108 road, the main road between Richmond and Scotch Corner linking the A66 and the A1 (M) motorway. The main settlements to Skeeby are Richmond approximately 3.7 kilometres to the west and Gilling West 4.5 kilometres to the north. It is a small linear settlement set along the road with just less than 200 dwellings and no services being without a shop, school, post office or pub.
- 2.2 A small beck flows through the village, as well as Gilling Beck which becomes Skeeby Beck and flows under Skeeby Bridge which then flows into the River Swale just above Brompton-on-Swale. At the bridging point Skeeby Beck is a relatively small stream however it lies in a wide, flat bottomed valley which has historically been prone to winter flooding. Skeeby Bridge is a relatively long structure for the size of water course it crosses appearing almost as a causeway in some views due to the length of the approaching embankments and their height above the surrounding fields. The large masonry embankment on the north side of the beck is punctuated by a low flood arch which usually remains dry. This is blocked on the downstream elevation with drainage pipes passing through the masonry to allow water through, but remains open on the upstream side. The effect of the raised approach is to reduce the steepness of approach to Skeeby village from the valley bottom and from the bridge itself wide views both up and down the valley are gained. The length of the bridge reduces the prominence of it crown almost to the point of non-existence however it is just possible to discern the high point between the two main river arches.

- 2.3 Skeeby Bridge was dated a listed building from Historic England 06 November 1986 (no. 1131550). The list entry states '*Bridge. C17, late C18 and early C19. Ashlar, dressed stone and rubble. Four widely and unevenly-spaced arches, including a dry arch to the north, widened upstream. Downstream side: late C18 except for C17 second arch from left. From left: flat segmental arch of dressed stone voussoirs; semicircular arch of dressed stones; semicircular arch of ashlar voussoirs; fourth arch mainly below ground. Upstream side, early C19, from left: segmental arch; 2 semicircular arches; segmental arch of ashlar voussoirs. Rubble spandrels and parapets with segmental ashlar coping.*'
- 2.4 Within the immediate area there are 10 other listed structures, however, due to their distance they are not considered relevant to the setting of the bridge. The nearest listed buildings to the proposed site include:
- Milepost, approximately 370 metres south-west/ south of the bridge;
  - Church of St Agatha, approximately 410 metres south-west/ south of the bridge
- 2.5 The proposal is also positioned outside of the Skeeby Conservation Area which begins 350 metres south/ south-west of the bridge.
- 2.6 The nearest residential property is located approximately 137 metres east of the Bridge, at Barnacres Farm. The Old Mill is located approximately 300 metres north/ north-west of the bridge and 68 Richmond Road is located approximately 160 metres south-west of the Bridge.
- 2.7 A plan showing the application site is attached to this report.

#### Planning History

- 2.8 There is no planning history relating to the proposed development site relevant to the determination of this application.

### **3.0 The proposal**

- 3.1 Planning permission is sought for the dismantling and rebuilding of all sections of parapet walls and sections of the downstream spandrel wall mainly using existing stone, re-pointing of parapet walls and adding stone around the base of the spandrel wall on land at Skeeby Bridge, Richmond Road, Skeeby, Richmond, North Yorkshire, on behalf of the Corporate Director, Business & Environmental Services.
- 3.2 The Applicant has affirmed that the reasons for the consideration of this scheme are '*To provide a safe and efficient road network which includes river crossings and bridges. It is in pursuance of this duty that the repairs to the bridge are being proposed following an assessment of the overall general condition of the structure and its approaches. The proposed work will include a specification developed to ensure the need for good quality repairs to the structure, to address general deterioration of the masonry, recent impact damage and past inappropriate repair techniques and to respect the historic character and fabric of the bridge. The present structure is at significant risk of substantial deterioration due to the loss of pointing to large areas of the faces of the stones which form the parapets and in other more localised areas lower down the structure at river level. It is essential to maintain a good weathering face to the pointing in order to protect the core of the parapet wall which without protection will allow water penetration resulting in a loss of structural integrity.*'
- 3.3 The bridge is approximately 90 metres in length and 3.5 metres in height, with four main arches which have spans of 6.8 metres, 4.4 metres, 6 metres and 2.7 metres. The most northern of the arches serves as a flood arch set within a long masonry structure almost forming a causing across the shallow river valley.

- 3.4 The applicant has highlighted that due to the significant erosion of the spandrel walls on the downstream side around river arches 1, 2 and 3, attention to retain the structural integrity of the external faces and protect the core work is required. Past repairs within this area have included use of cement mortar which in many areas has detached from the stonework and become loose, providing no weathering cover for the open joints beneath. The primary locations on the downstream face where this work is required are at the Skeeby end of the approach wall, isolated and localised points along the approach, the pilaster at the Skeeby side of the bridge which has displacement of stone and the loss of its chamfered coping, significant areas of facework around the arch of arch 1- some of which are displaced, and areas above arch 2. The outer faces of the piers are also proposed to be worked on as a result of scouring of the stonework by the river.
- 3.5 Following the repairs to the bridge faces it is proposed to protect the base of the spandrel walls against future scouring by the river by placing stone deposits at the base of the walls.
- 3.6 The downstream parapet wall is proposed to be taken down and rebuilt throughout its full length. The Skeeby end of the parapet is described as being in particularly poor condition containing areas throughout which will require rebuilding where pointing has been lost and facework has fallen away as a result. The applicant has indicated that in certain areas which may initially appear sound with a few open joints, it is likely that substantial work and rebuilding is required. In these locations prolonged exposure of open joints will have led to the deterioration of the core work resulting in structural weakness which is often exacerbated by vegetation growth. Throughout the length of the bridge the copings are described by the applicant as being in good condition and would be retained and re-used as they are described as a defining feature of the wall head.
- 3.7 Rebuilding of the upstream parapet wall is also proposed except at a section at the Northern/ Scotch Corner end which appears to be of more recent construction and in good pointed condition.
- 3.8 It is also proposed that the deposition embankment is excavated and removed from the present watercourse upstream of acres 1 and 3 and downstream of arch 1 where years of deposition have altered the width and flow character of Skeeby Beck. Removal of vegetation from the carriageway is also proposed as the applicant states that *'it appears to be penetrating the lower levels of the parapet and causing damage.'*

#### **4.0 Consultations**

The consultee responses summarised within this section of the report relate to responses to consultation undertaken on the 2 August 2019 and the subsequent re-consultation (on **27 August 2019**) following the receipt of revised information being submitted from the applicant following the original consultation responses being received.

- 4.1 **Richmondshire District Council (Planning)** – confirmed no objection.
- 4.2 **Richmondshire DC - Conservation Officer** – stated that they raise no objections in principle to the proposed works, subject to the conservation bodies being satisfied with the revised details. When contacted to see if they would expand on their comments, we were informed that due to no formal conservation officer being in office at the present time no further comment would be made.
- 4.3 **Highway Authority** – confirmed no objection.

- 4.4 **NYCC Public Rights of Way Team**- commented that they confirmed that no line of any Public Right of Way is likely to be affected by the application.
- 4.5 **Skeeby Parish Council** – did not respond.
- 4.6 **Historic England** – made comment that they “welcome proposals to repair Grade II listed bridges where the approach is to undertake the minimum works necessary in a manner which is sympathetic to the historic structure and uses traditional materials.” They state that “The Heritage Statement submitted in support of this application is very thorough and raises some very useful suggestions about how the heritage significance of the historic bridge can be better maintained by modifying some of the works proposed”. However, they have stated that they have some “concerns regarding the application on heritage grounds,” and advise that further exploration of the recommendations stated in sections 8.8 and 8.10 of the Heritage Statement are explored.
- 4.7 **NYCC Heritage - Ecology** – confirmed that following a site visit, the in-stream works performed did not raise any protected species issues, however, following the bat report submission a condition would be recommended along the lines of “The scheme should follow the advice set out in section 9.2 of the bat survey report (Bat survey report: Skeeby Bridge, John Drewett Ecology, July 2019).”
- 4.8 **The Society for the protection of Ancient buildings** – object to the proposal, stating that “we must register our objection to this current application due to the risk of damaging the character and the physical loss of historic fabric to the grade II listed structure.” Through re-consultation received on 03/09/19 further comment stated “Our recommendation is that they appoint a conservation accredited structural engineer to undertake an inspection to justify that all the work proposed is actually needed, they may be able advise on alternative techniques which is less invasive and more cost effective. If this justification can be provided then any approval could be conditioned for an archaeological team to record the features and masonry prior to dismantling so that it can be accurately reinstated.”
- 4.9 **Ancient Monuments Society** – did not respond.
- 4.10 **The Council for British Archaeology** – object to the proposal stating that proposal “Does not demonstrate how the heritage significances as explained and defined in the Heritage Statement, are to be conserved and enhanced and harm to significance can be minimised.” They recommend that the applicant “re-engages the services of their conservation specialist to ensure that the recommendations contained in the Heritage Statement fully inform the scope of works for this Listed Grade II bridge.”
- 4.11 **The Georgian Group** - did not respond.
- 4.12 **The Victorian Society** – did not respond.
- 4.13 **The Twentieth Century Society** – did not respond.
- 4.14 **Environmental Health Officer (Richmondshire)** – confirmed no objection or additional comments to make in relation to the proposal.
- 4.15 **Environment Agency York** - did not respond.
- 4.16 **NYCC Heritage - Principal Landscape Architect** – confirmed no landscape comment or objection to be made.
- 4.17 **NYCC Heritage – Archaeology** – confirmed no objection to the proposal or further comments to make.

- 4.18 **The Lead Local Flood Authority (SuDS)** – did not wish to make comment on the application.

#### Notifications

- 4.19 **County Cllr. Angus Thompson** – was sent notification of the proposal on 02 August 2019.

### **5.0 Advertisement and representations**

- 5.1 This application has been advertised by means of three Site Notices posted on the 2 August 2019 (responses to which expired on 23 August 2019). The Site Notices were posted in the following locations: One on a prominent road sign near the entrance to Skeeby Grange at the junction of the A6108 and C-road 108; a second on a telegraph pole off the A6108 near property 68 Richmond Road at the start of Skeeby village and a third on a telegraph pole off the A6108 by the public bus stop going West to Richmond and the Church of St Agatha. A Press Notice appeared in the Darlington and Stockton Times on 09 August 2019 (responses to which expired on 31 August 2019).

- 5.2 Neighbour Notification letters were sent on 2 August 2019 and the period in which to make representations expired on 23 August 2019. The following properties received a neighbour notification letter:

- Barnacres Farm;
- Barnacres Bungalow;
- 60 Richmond Road;
- 62 Richmond Road;
- 64 Richmond Road;
- 66 Richmond Road;
- 68 Richmond Road;
- 1 Ebor Close;
- 2 Ebor Close;
- 3 Ebor Close;
- 4 Ebor Close;
- The Flat, 4 Ebor Close;
- The Old Mill;
- Land End Farm;
- Skeeby Grange.

- 5.3 One representation commenting on the application has been received, however, it was not regarded as stating any material considerations in regards to the application as the comments were in regards to the management of traffic during the works.

### **6.0 Planning policy and guidance**

#### The Development Plan

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning authorities must determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. In this instance, therefore, the *Development Plan* consists of policies contained within a number of planning documents. These documents include:

- any extant planning policies contained within Plan(s) adopted by the County and District (or Borough) Councils ‘saved’ under direction of the Secretary of State; and,
- any planning policies contained within *Development Plan* Documents adopted under the Local Development Framework regime.

- 6.2 The *Development Plan* for the determination of this particular application comprises the following:
- The extant policies of the Richmondshire Local Plan Core Strategy (2014);
- 6.3 The Richmondshire Local Plan (adopted 2014) has particular relevance in the determination of this application and the policies most relevant include:
- CP1- Planning Positively;
  - CP3- Achieving sustainable development;
  - CP7- Promoting a Sustainable Economy;
  - CP8 - Achieving Rural sustainability;
  - CP11- Supporting community, cultural and recreational assets
  - CP12 – Conserving and enhancing environmental and Historic Assets
  - CP13- Promoting high quality design;
  - CP14 – Providing and Delivering Infrastructure
- 6.4 Core Policy CP1 ‘Planning Positively’ advises that *‘When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the plan area’*. Furthermore, stating when there are no relevant policies to the application or policies are out of date the council will grant permission unless material considerations indicate otherwise – taking into account whether:
1. *any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework, taken as a whole; or*
  2. *specific policies in that Framework indicate that development should be restricted’*.
- This policy is consistent with Section 2 of the NPPF (Achieving sustainable development) and so full weight should be given to this policy when considering this application.
- 6.5 Core Policy CP3 ‘Achieving Sustainable Development’ states that support will be given for sustainable development which promotes the following –
- a. *‘the efficient use of land and infrastructure including developments with a sustainable and complementary mix of uses;*
  - b. *the conservation of scarce resources and reduction of their use, and encouragement of the use and re-use of sustainable resources;*
  - c. *the health, economic and social well-being, amenity and safety of the population;*
  - d. *a reduction in social inequalities and disadvantages within the community;*
  - e. *the quality of natural resources including water, air, land and biodiversity and minimises the impacts of airborne pollution;*
  - f. *the protection of the best and most versatile agricultural land;*
  - g. *the natural drainage of surface water mitigating the effects of flash flooding of rivers, drains and drought;*
  - h. *the vitality of the area;*
  - i. *a high quality and adaptability of development;*
  - j. *the character and quality of local landscapes and the wider countryside;*
  - k. *the distinctiveness, character, townscape and setting of settlements;*
  - l. *the historic, environmental and cultural features of acknowledged importance;*
  - m. *the provision of essential services to the public;*
  - n. *the reduction of waste, the promotion of recycling and the provision of suitable and accessible sites which foster sustainable waste management’*.

It also states that *'Development proposals will be encouraged to re-use or adapt existing buildings. Where this is not practicable or is shown to be a less sustainable solution, proposals should seek to reuse existing materials, where possible.'*

This policy is supported by several chapters of the NPPF including Section 2: Achieving sustainable development; Section 8: Promoting healthy and safe communities; Section 11: Making effective use of land; Section 15: Conserving and enhancing the natural environment; and Section 16: Conserving and enhancing the historic environment. In particular paragraph 198 of section 16 which states *'Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.'* Therefore, full weight should be given to this policy when considering this application.

- 6.6 Core Policy CP7 entitled 'Promoting a Sustainable Economy' states *'In order to develop and sustain the economy of Richmondshire, in accordance with Spatial Principle SP5, support will be given to:*
- a. *the development of employment activities that diversify the current offer in Richmondshire, and in particular those activities that will provide high quality jobs which can capitalise on and/or enhance the skills of the resident population;*
  - b. *development which promotes the sustainable growth of the key economic sectors within the area, particularly agriculture, food, military, retail, tourism, leisure and equine enterprises;*
  - c. *the development of digital, creative and cultural enterprises;*
  - d. *green, renewable and low carbon industries;*
  - e. *sustaining small and medium sized enterprises, including the development of support services to encourage existing and new business to grow;*
  - f. *the provision of education and training facilities to develop the District's skills base;*
  - g. *strengthening and enhancing the role and performance of Richmond, Catterick Garrison and Leyburn town centres to ensure their continued vitality and viability;*
  - h. *safeguarding the unnecessary loss of valued facilities and services;*
  - i. *small scale rural economic development to meet local needs;*
  - j. *the provision of high quality sites and premises suitable for B1 uses in Richmond, Catterick Garrison and Leyburn;*
  - k. *the development of mixed use sites, high quality layouts, landscaping and design;*
  - l. *developing institutional and commercial links with the Tees Valley and the North East;*
  - m. *infrastructure necessary to support economic development, including communications, high speed broadband and transport investment'.*

This policy is supported by paragraph 81 of the NPPF (Building a strong, competitive economy) which states that planning policies should *'seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment,'* As well as chapters 2 and 9 of the NPPF.

- 6.7 Core Policy CP8 entitled 'Achieving Rural sustainability' in part advises that *'support will be given to the social and economic needs of rural areas'.* To this effect it is noted that the support and encouragement will be given to:
- a. *'small scale housing developments in or adjacent to smaller villages;*
  - b. *expansion of rural businesses;*
  - c. *re-use of suitable rural buildings for housing, tourism and employment generating uses supporting Strategic Principles SP3 and SP5;*
  - d. *provision of live-work units in smaller villages or by conversion of traditional rural buildings;*
  - e. *diversification of the agricultural economy;*

- f. *tourism related initiatives;*
- g. *recreation uses appropriate to a rural location;*
- h. *small scale renewable energy projects and businesses to serve the industry;*
- i. *arts and crafts based industries;*
- j. *technological developments needed to facilitate employment development in rural areas;*
- k. *improvement of public transport services'. This policy is supported by paragraphs 81 and 92 of the NPPF.*

6.8 Core Policy CP11 entitled 'Supporting community, cultural and recreational assets' states,

1. *Support will be given to proposals that help create, protect, retain or enhance community, cultural and recreational assets (land and/or buildings) that:*
  - a. *improve access to assets by non-car modes of transport;*
  - b. *improve assets;*
  - c. *provide additional assets;*
  - d. *retain assets where there is scarcity;*
  - e. *improve community well-being;*
  - f. *improve the safety and accessibility of assets;*
  - g. *improve the mix of uses in a development which encourage social interaction;*
  - h. *promote the role of settlements in the Settlement Hierarchy.*
2. *Proposals involving the loss or alternative development of existing community, cultural and recreational assets will only be supported where there is evidence that:*
  - a. *the asset is no longer required and is redundant;*
  - b. *it is no longer, or cannot be made, viable;*
  - c. *satisfactory alternative provision can be made that outweighs the loss;*
  - d. *the proposal is for a new community, cultural or recreational asset, the need for which outweighs the loss and has the support of the wider community.*
3. *All new development will be expected to:*
  - a. *plan positively to ensure the provision and integration of sufficient quality community, cultural and recreational assets for existing and future occupiers and recreational facilities, including formal and informal, equipped and unequipped areas for open space, sport and recreation and links to Public Rights of Way;*
  - b. *make provision, or contribute towards the provision, of new or enhanced assets to meet identified needs of new development or expanded communities; and locate buildings and land for new community, cultural and recreation assets where they will be well served by public transport and accessible by walking and cycling.*
4. *Applications involving a loss or change of use of assets (and particularly those identified in a Register of Community Assets) and applications for new development generating additional needs and demands will be required to be accompanied by an assessment of provision and need'. This policy is supported by Section 8: Promoting healthy and safer communities of the NPPF, which states that planning policies and decisions should 'guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs' and therefore should receive full weight when considering this application.*

- 6.9 Core Policy CP12 entitled 'Conserving and enhancing environmental and Historic Assets' states in relation to Historic Assets that:
1. *Those elements which contribute to the significance of the heritage assets across the Plan area will be conserved and, where appropriate, enhanced. Particular attention will be paid to those assets referred to in Paragraph 4.12.16 which make a particularly important contribution to the character and sense of place of Richmondshire.*
  2. *Where a proposal is likely to result in harm to the significance of a designated heritage asset and there are compelling reasons for allowing that development, opportunities will be sought to offset this harm by ensuring that other elements which contribute to the significance of that particular asset are enhanced or their significance better revealed.*
  3. *Consideration of development proposals will also need to take into account the objective of securing the long term existence of the heritage asset. This is particularly the case for those assets which have been identified as being at risk. Enabling development may be considered acceptable in the particular location (site or buildings), where all other alternatives have been explored, and the development or use proposed is the only practical means of securing the future conservation of a heritage asset.'* This policy is consistent with paragraphs 185, 190, 192, 194, 196 and 198 of section 16 of the NPPF (Conserving and enhancing the historic environment) and therefore weight should be applied to this policy.
- 6.10 Core Policy CP13 entitled 'Promoting High Quality Design' states, '*High quality design of both buildings and landscaping is a priority in all development proposals. Support will be given for proposals that:*
- a. *provide a visually attractive, functional, accessible and low maintenance development;*
  - b. *respect and enhance the local context and its special qualities, including its design features, landscape, social activities, historic environment and nationally and locally recognised designations;*
  - c. *optimise the potential of the site;*
  - d. *minimise the use of scarce resources;*
  - e. *adopt sustainable construction principles;*
  - f. *facilitate access through sustainable forms of transport;*
  - g. *secure improvements to public spaces and incorporate public art, where appropriate.*

*Design of all developments (including transport schemes) must take account of the need to promote safe living environments and reduce the opportunities for crime and the fear of crime, disorder and anti-social behaviour. A balance should be made to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and areas of nature conservation. Development proposals should be supported by a Design Statement'. This policy is supported by Section 12: Achieving well designed spaces of the NPPF; in particular paragraph 127 which states that planning policies and decisions should ensure that developments:*

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities),'* and so should receive full weight when considering this application.

6.11 Paragraph 4.14.1 of the Richmondshire local plan under Core Policy CP14 entitled 'Providing and Delivering Infrastructure' states that '*A good, working infrastructure is crucial to the well-being of any society. From the roads, railways, footpaths and cyclepaths that criss-cross the District to the pipes and cables below ground that provide water, gas and telecommunications, a fully operational, well-planned and well-maintained infrastructure network has to be at the heart of good planning, now and in the future.*' This policy is consistent with chapters 2, 3, 6 and 9 of the NPPF and therefore warrants consideration.

6.12 Following the adoption of the Richmondshire Local Plan Core Strategy in 2014, there are no 'saved' policies within the Richmondshire Local Plan considered relevant to the determination of this planning application.

Other policy considerations:

National Planning Policy

6.13 The policy relevant to the determination of this particular planning application provided at the national level is contained within the following documents:

- National Planning Policy Framework (NPPF) (published February 2019)

National Planning Policy Framework

6.14 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.

6.15 The overriding theme of Government policy in the NPPF is to apply a presumption in favour of sustainable development. For decision-making this means approving development proposals that accord with the development plan without delay (if plans are up-to-date and consistent with the NPPF). The Government defines sustainable development as that which fulfils the following three roles:

- a) **'an economic objective** – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) **a social objective** – *to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) **an environmental objective** – *to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'*

6.16 Within the NPPF, paragraph 11 of the Framework advises that when making decisions, development proposals that accord with the development plan should be approved without delay and when the development plan is absent, silent or relevant policies are out of date, permission should be granted unless:

- i.) *'the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- i.) *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole'.*

6.17 This national policy seeks to ensure that there are positive improvements in people's quality of life including improving the conditions in which people live, work, travel and take leisure.

- 6.18 Paragraph 81 within Chapter 6 (Building a strong, competitive economy) of the NPPF states that '*Planning policies should:*
- a) *set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;*
  - b) *set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;*
  - c) *seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and*
  - d) *be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.'*
- 6.19 Paragraph 92 within chapter 8 (Promoting healthy and safe communities) of the NPPF states that '*To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*
- a) *plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
  - b) *take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
  - c) *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
  - d) *ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
  - e) *ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.'*
- 6.20 Paragraph 102 within chapter 9 (Promoting sustainable transport) of the NPPF states that '*Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:*
- a) *the potential impacts of development on transport networks can be addressed;*
  - b) *opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;*
  - c) *opportunities to promote walking, cycling and public transport use are identified and pursued;*
  - d) *the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and*
  - e) *patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.'*
- 6.21 Paragraph 109 within chapter 9 (Promoting sustainable transport) of the NPPF states that '*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'*
- 6.22 Paragraphs 124-27 within Chapter 12 (Achieving Well Designed Places) of the NPPF states that local and neighbourhood plans should develop robust and comprehensive policies that set out a clear design vision and expectations of development that will be expected for the area. Such policies should be based on stated objectives and designed with local communities, so they reflect their local aspirations, and are grounded in an understanding and evaluation of each areas defining characteristics. Planning policies and decisions should aim to ensure that developments:

- a) *'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

6.23 Paragraph 156 of chapter 14 of the NPPF states *'Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.'*

6.24 Within the NPPF, paragraph 174 within chapter 15 (Conserving and enhancing the natural environment) the framework advises that in order to protect and enhance the biodiversity and geodiversity, plans should *'promote the conservation, restoration and enhancement of priority habitats, ecology networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity'*.

6.25 Chapter 16 (conserving and enhancing the historic environment) of the NPPF provides the context for conserving and enhancing the historic environment.

6.26 Paragraph 184 states that *'Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'*

6.27 Paragraph 185 of chapter 16 (Conserving and enhancing the historic environment) of the NPPF states that *'Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a) *the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) *opportunities to draw on the contribution made by the historic environment to the character of a place.'*

- 6.28 Paragraph 190 states *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'*
- 6.29 Paragraph 192 states *'In determining applications, local planning authorities should take account of:*
- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
  - b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
  - c) *the desirability of new development making a positive contribution to local character and distinctiveness.'*
- 6.30 Paragraph 193 within chapter 16 (Conserving and enhancing the historic environment) of the NPPF states that *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*
- 6.31 Paragraph 194 states that *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
- a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
  - b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.*
- 6.32 Paragraph 195 states *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
  - b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
  - c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
  - d) *the harm or loss is outweighed by the benefit of bringing the site back into use.'*
- 6.33 Paragraph 196 states *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'.*
- 6.34 Paragraph 198 within Section states *'Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred'.*

- 6.35 Paragraph 202 states that *'local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.'*

National Planning Practice Guidance (PPG) (2014)

- 6.36 On 6 March 2014 the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (PPG) web-based resource. This was accompanied by a *Written Ministerial Statement* which includes a list of the previous planning practice guidance documents cancelled. The NPPG supports the national policy contained within the NPPF. The guidance relevant to the determination of this application is contained within the following sections: -

Conserving and enhancing the historic environment

- 6.37 This states authorities should set out their Local Plan with a positive strategy for the conservation and enjoyment of the historic environment. Heritage assets may be affected by direct physical change or by change in their setting; therefore, it is important to assess the significance of a heritage asset and the contribution to its setting. Furthermore, all heritage assets settings may have more significance than the extent of their curtilage. The guidance also requires authorities to consider the implications of cumulative change and whether a development materially detracts from the asset.

Design

- 6.38 Good design is an integral part of sustainable development and that planning should drive up standard across all forms of development as a core planning principle, plan makers and decision takers should always seek to secure high quality design.
- 6.39 This planning practise guidance states how good design is essential to sustainable development with reference to the importance if it being functional, in that it relates well to its surrounding environment, and is designed so that it delivers its intended purpose whilst maintaining a distinctive character. It though must also 'reflect an areas function, history, culture and its potential need for change'. Ensuring a development can:
- Deliver a wide range of planning objectives
  - Enhance the quality of buildings and spaces, by considering amongst other things for and function; efficiency and effectiveness and their impact on wellbeing;
  - Address the need for different uses sympathetically.

## **7.0 Planning considerations**

- 7.1 In light of the abovementioned policies the main considerations in this instance are whether the works would: -
- preserve the features of special architectural or historic interest which the listed building possesses;
  - respect the character and architectural merit of the building and retain as much historic fabric and architectural detailing as possible;
  - give rise to any material harm to the setting of any other listed building;
  - lead to less than substantial harm to the significance of the designated heritage asset; and
  - weigh up any potential harm to the significance of the heritage asset against the benefits of the proposal.

### Principle of the proposed development and impact upon historic environment

- 7.2 The primary consideration in relation to the determination of this listed building consent application, is the impact of the proposed development upon the listed structure. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also requires the Planning Authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.3 The Council for British Archaeology and The Society for the protection of Ancient Buildings have both objected to this proposal on heritage grounds and have advised that the proposed works do not demonstrate how the heritage significances are to be conserved and enhanced, and harm to significance can be minimised. From a local perspective, Richmondshire District Council's Planning and Conservation Team considered the impact of the proposal on the special interest of the Listed Building, with the Planning team confirming no objections and the conservation officer not wishing to expand further following other comments received. The applicant has confirmed that the historic fabric of the structure will be retained and materials re-salvaged where possible. The scheme for which this application relates has been deemed the most viable in terms of highway safety and efficiency, whilst proposing to salvage materials where possible and cause minimal harm to the structure, visual appearance and local amenity.
- 7.4 The heritage statement produced by the applicant justifies why the works are needed and demonstrates the balance of retaining the significance of this heritage asset and the structure being fit for purpose as well as ensuring the safety of highway users and commuters using the bridge. The Applicant has a duty to provide a safe and efficient road network, which includes river crossing and bridges. It is in pursuance of this duty that the repair works to the bridge are being proposed following repeated damage to the bridge through, impact, weathering and previously poor techniques of repair. On the basis of the statements that the applicant has provided, it is considered that the need for the proposed works has been clearly justified. This is consistent with paragraph 194 of the NPPF which states that any harm to the significance of a listed structure should give clear and convincing justification.
- 7.5 The heritage statement also considers that the proposed works involves less than substantial harm to the heritage asset because the scheme of repairs proposed comprising rebuilding of most of the parapet walls and re-facing the downstream masonry elevation to the spandrels is deemed as "largely un-contentious as these elements have been repaired and rebuilt at various times in the past." The proposal to rebuild the downstream face is deemed less favourable, however the new work will replicate the existing form and detailing of the listed bridge and will reuse as much as possible of the salvaged existing stonework. The heritage statement concludes that the changes put forward by the applicant in the form of the bridge repairs are considered largely acceptable. Paragraph 195 of the NPPF states that where a proposed development will lead to substantial harm to a designated heritage asset, local planning authorities should refuse consent unless it can be demonstrated that substantial harm is necessary to achieve substantial public benefits that outweigh that harm. In this instance, although it is acknowledged that potentially harm will be caused to the bridge by the proposed works, the safety of highway users and local residents using the bridge is the purpose for the works and this therefore allows the public benefit of the scheme to be set against the historic value of the asset when considering the impact. Therefore, the proposed scheme is consistent with paragraphs 109, 124 and 192 of the NPPF and and Core Policy CP11 through improving assets and safety and accessibility of assets.

7.6 The applicant has affirmed that every effort will be made to reinstate original features and provide a solution to problems which otherwise threatens the character of the building. Notwithstanding the proposed harm, considerable weight has been given to the preservation of the bridge and this will be achieved through careful repairs and maintenance works as proposed by this application. It is considered that further harm could be caused to the bridge if the repair and maintenance was not undertaken. It is therefore, considered that the development is in line with section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, the principles of the NPPF- in particular paragraphs 194 and 195 as well as also being compliant with Policies CP3, CP11 and CP12 of the Richmondshire Local Plan through ensuring *“Where a proposal is likely to result in harm to the significance of a designated heritage asset and there are compelling reasons for allowing that development, opportunities will be sought to offset this harm by ensuring that other elements which contribute to the significance of that particular asset are enhanced or their significance better revealed.”*

#### Need and Justification of the proposed development

7.7 In terms of the existing provision and local demand for the continued use of the bridge as part of the A6108 which connects Richmond with Scotch Corner and provides a valuable connection, therefore, it is noted that no objections have been received with regard to the need for the continued use of the bridge as a highway feature. It is understood that the proposed works would enable the bridge to continue to function as a transport infrastructure link for the foreseeable future. This is compliant with Core Policy CP14 (Providing and Delivering Infrastructure) through looking at current and future planning needs and Policy CP7 (Promoting a Sustainable Economy) of the Richmondshire Local Plan; which acknowledges that infrastructure including transport investment is necessary to support economic development.

7.8 This is also endorsed by the Highways consultation response dated 29 January 2019 which has no objection to the proposal, and is also supported by the NPPF (2019) which acknowledges in paragraph 102 (chapter 9 Promoting Sustainable Transport). In the NPPF it states that transport issues should be considered within plan making in particular looking at *“opportunities from existing or proposed transport infrastructure and changing transport technology and usage.....”*

#### Design and impact of the proposed development on the setting of the listed structure

7.9 As detailed in The Proposal, the applicant has affirmed that the reasons for the consideration of this scheme are *“To provide a safe and efficient road network which includes river crossings and bridges. It is in pursuance of this duty that the repairs to the bridge are being proposed following an assessment of the overall general condition of the structure and its approaches.”* And to reduce the structures current *“risk of substantial deterioration due to the loss of pointing to large areas of the faces of the stones which form the parapets and in other more localised areas lower down the structure at river level.”*

7.10 The works will comprise on both downstream and upstream sections of the bridge. The outer faces of the piers require work including repointing on the downstream side which includes the left-hand side of Arch 1 and the right-hand side of Arch 3. The bases of the spandrel walls require work in terms of placing of stone deposits to the base of the walls to protect the bridge from future scouring by the river. Sections of the spandrel walls are also proposed to be repaired below parapet after being taken down and rebuilt. The downstream parapet wall is proposed to be taken down and rebuilt throughout its full length, the Skeeby end of the downstream parapet will require rebuilding as pointing and face work has previously been lost. Within the downstream parapet there is also a section where a washed out section of the foot of the parapet has been very poorly rebuilt and this is proposed to be replaced with an appropriate quality of work and materials. The upstream parapet wall is also proposed to be rebuilt with the exception of the Northern/ Scotch Corner end which has had

more recent construction and repairs to it. It is then finally proposed that the deposition embankment is excavated and removed from the present watercourses.

- 7.11 The Heritage Statement states that *“The proposed work will include a specification developed to ensure the need for good quality repairs to the structure, to address general deterioration of the masonry, recent impact damage and past inappropriate repair techniques and to respect the historic character and fabric of the bridge. The repair work proposed is considered to be in line with best practice for maintaining masonry structures and has been successfully undertaken on a number of bridges of varying ages throughout North Yorkshire.”*
- 7.12 It is considered that the proposed works would not detract from the overall setting of the listed structure, the applicant has affirmed that existing materials will be utilised as far as possible. This is considered to be in line with the principles of the Planning Practice Guidance, NPPF and with Policy CP13 of the Richmondshire Local Plan which seeks to ensure that developments are respectful of the character of the local context and qualities and do not result in an adverse impact upon them and adopt sustainable construction principles.
- 7.13 Where it is not possible to use existing materials, the repair work would match the existing style and architecture through seeking very similar materials to that of the existing. Thus meaning that the character of the original listed building would not be significantly harmed. The design of the proposed works is therefore considered to be in-keeping with the historic fabric of the Listed Building. This is in keeping with Richmondshire Core Policy CP12 and the NPPF through chapter 16. It is also considered that the development is in line with the National Planning Practice Guidance (2014) Design section and NPPF paragraph 127 chapter 12 (achieving well designed places) in that it would ensure that the developments would ‘function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development’, be ‘visually attractive as a result of good architecture, layout and appropriate and effective landscaping;’ and ensure that they are ‘sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.’ As such, it is felt that the works, although would propose some harm to the bridge, would contribute to the long term sustainability and preservation of this asset to the local community and therefore is compliant with local and national policy.

#### Visual impact of the proposed development

- 7.14 The Heritage Statement states that *“The bridge is not a dominant feature in the landscape as it is positioned low within the valley, with little rise to the crown and low parapets. The main characteristic in views is the “causeway” appearance of the masonry structure which is largely simple and unadorned and is viewed from a distance. In views it therefore appears as a single element of masonry and only in close up is the quality of workmanship apparent. The proposals do not include changes to form or details of the bridge and as such they are not considered to have any significant detrimental impact on the appearance of the bridge in the wider landscape context.”*
- 7.15 The stated intention throughout the course of this development is to reuse salvaged stone from the works and the proposal will present an opportunity to replace the existing mismatched material with better matched and detailed stonework of a consistent form which will look to reinstate some of the original architectural intention of the design.

- 7.16 “Closer examination of the structure reveals a range of poorly specified repairs, cement rich patch pointing in areas and open joints and decayed stonework along with intrusive vegetation growth. Visually and aesthetically this detracts from the current appearance of the structure making the distinction between phases unclear, breaking up the uniformity of the structure and lacking an architectural cohesiveness. The proposed repairs will remove inappropriate pointing and vegetation, repair decayed stonework and reinstate the uniformity of the masonry. Careful specification will allow the different phases of the structure to be discerned on the downstream face and will reinstate the unity of the upstream extension. It is considered that with a carefully specified scheme the repairs will have a positive impact on the structure making the phased construction more legible whilst unifying the bridge as a whole in views.” (Heritage Statement). The proposal will therefore have an impact of some significance on the appearance of the parapet walls but this should be considered to be a positive impact as it reinstates the original architectural intention of this element.
- 7.17 The works proposed for the downstream spandrel walls are considered to be less favourable than that proposed for the upstream parapet in terms of the physical impact on the historic fabric of the bridge however, with appropriate detailing at the design stage and careful construction the appearance of the downstream spandrel should be little altered and the works would have limited impact on the visual character which is consistent with policy CP13 of the Richmondshire Local through ensuring development is “*visually attractive, functional and accessible development;*” which optimises the potential of the site. This is further supported through the Design advice within the PPG and section 12 of the NPPF (Achieving well-designed places).

#### Other matters

- 7.18 For your information as stated in the Design and Access statement, the bridge carries the A6108 over Beck between the village of Skeeby and the A1(M) / A66 junction at Scotch Corner providing a link to Richmond. The A6108 acknowledged as being a frequently-used bus route and is an important route for both private and public transport and therefore it is important that the bridge will remain a useable asset. The Local Highways Authority have raised no objection to the scheme and the applicant has confirmed that the repairs will cause minimum impact on the appearance of the bridge and will remain open during the works. It is therefore considered that the proposed development would not have an adverse impact upon the local highway network, which is capable of continuing to accommodate the proposed vehicle movements. Therefore, the proposed development is considered to be in-compliance with the paragraphs 109 of the NPPF and paragraph 124 of the NPPF through ensuring that the development creates places which are accessible and have a “*high standard of amenity for existing and future users.*” As well as Policy CP8 from the Richmondshire Local Plan which promotes the ‘improvement of public transport services’.

## **8.0 Conclusion**

- 8.1 Notwithstanding the objections from The Council for British Archaeology and The Society for the protection of Ancient Buildings, it is considered that the material planning considerations considered above support this application for the dismantling and rebuilding of all sections of parapet walls and sections of the downstream spandrel wall mainly using existing stone, re-pointing of parapet walls and adding stone around the base of the spandrel wall.
- 8.2 Paragraph 195 of the NPPF states that where a proposed development will lead to substantial harm to a designated heritage asset, local planning authorities should refuse consent unless it can be demonstrated that substantial harm is necessary to achieve substantial public benefits that outweigh that harm. In this instance, it is acknowledged that some harm may be caused by the proposed development, however the continued use of the bridge as part of an A –road and safety of highway

users using the bridge is the purpose for the works and this therefore allows the public benefit of the scheme to be set against the historic value of the asset when considering the impact. It is therefore considered that the public benefit and highway safety requirements of the proposed development outweigh the harm. The Applicant has also affirmed that whilst these works are required, the preservation of the listed structure has been and will continue to be taken into consideration and works will be carried out respectfully whilst any new materials used will be as close match to the existing as possible, where existing materials cannot be salvaged and reused.

- 8.3 It should be noted that The Planning (Listed Buildings and Conservation Areas) Regulations 2015 require that only in cases where Historic England or one of the National Amenity Societies objects (where there is a requirement to notify them of the application), and where the authority do not propose to refuse the application, will the application be referred to the Secretary of State for Communities and Local Government (National Planning Casework Unit) for determination. In this instance, following the objections received from two amenity bodies, the application will be referred to the District Council, who will then refer it to the Secretary of State for Communities and Local Government (National Planning Casework Unit) for determination.

## 9.0 Recommendation

- 9.1 It is therefore, recommended that the application be **FORWARDED** to **RICHMONDSHIRE DISTRICT COUNCIL** with a recommendation that the **SECRETARY OF STATE FOR LOCAL GOVERNMENT AND COMMUNITIES GRANT LISTED BUILDING CONSENT** for the following reasons:
- i. The harm proposed to the listed structure is outweighed by the need for highway safety and public benefit through repairing the bridge;
  - ii. The proposed development will not have a detrimental impact upon the local amenity;
  - iii. The proposed development is in-compliance with the principles of the NPPF, Planning Practice Guidance and Policies CP1, CP3, CP7, CP8, CP11, CP12, CP13 and CP14 of the Richmondshire Local Plan.

That, **LISTED BUILDING CONSENT BE GRANTED** subject to the following conditions:

### Conditions:

1. The development to which this permission relates must be implemented no later than the expiration of three years from the date of this Decision Notice.

*Reason: To comply with Section 91 of Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

2. The development hereby permitted shall be carried out in accordance with the application details dated 09/7/19 and the following approved documents and drawings:

<b>Ref.</b>	<b>Date</b>	<b>Title</b>
BADS/139/2019/002B	15/07/19	Location Plan
BADS/139/2019/002C	18/07/19	Site Plan
BADS/139/2019/004C	19/07/19	Scaffolding Arrangement
BADS/139/2019/001D	15/07/19	General Arrangement
BADS/139/2019/005A	18/07/19	De-Watering Plan
No. 139 Revision 2	August 2019	Design and Access Statement
Proposed Repair Works	May 2019	Heritage Statement
Revision 2	July 2019	Flood Risk Assessment
Skeebly Bridge	24/07/19	Bat Report

Reason: To ensure that the development is carried out in accordance with the application details.

3. The scheme should follow the advice set out in section 9.2 of the bat survey report (Bat survey report: Skeeby Bridge, John Drewett Ecology, July 2019)

Reason: To protect and maintain biodiversity.

**Statement of Compliance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015**

*In determining this planning application, the County Planning Authority has worked with the applicant adopting a positive and proactive manner. The County Council offers the opportunity for pre-application discussion on applications and the applicant, in this case, chose to take up this service. Proposals are assessed against the National Planning Policy Framework, Replacement Local Plan policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption. During the course of the determination of this application, the applicant has been informed of the existence of all consultation responses and representations made in a timely manner which provided the applicant/agent with the opportunity to respond to any matters raised. The County Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.*

VICKY PERKIN

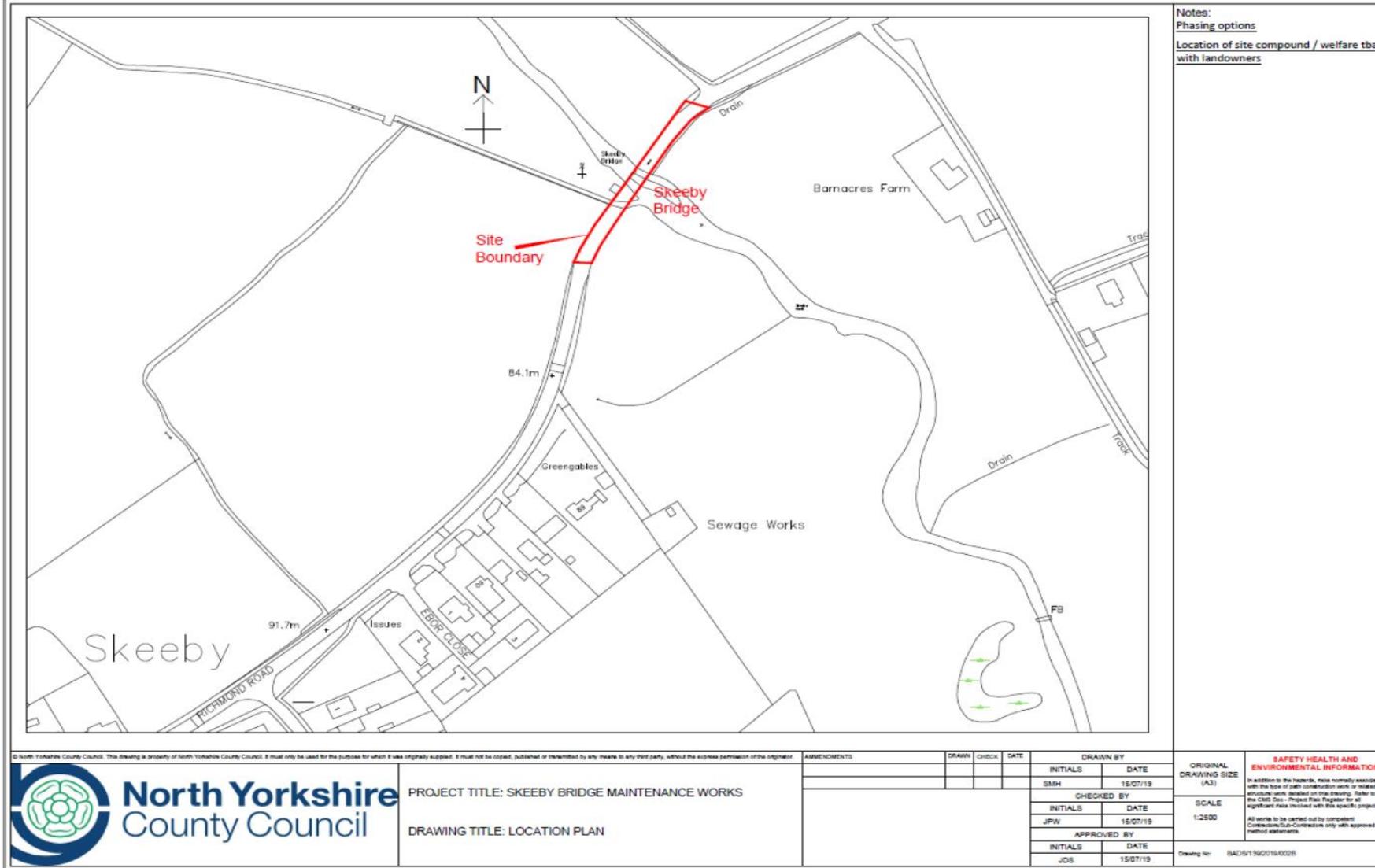
Head of Planning Services Growth, Planning and Trading Standards

Background Documents to this Report:

1. Planning Application Ref Number: C1/19/00549/CM .(NY/2019/0125/LBC) registered as valid on 22/07/19. Application documents can be found on the County Council's Online Planning Register by using the following web link:  
<https://onlineplanningregister.northyorks.gov.uk/register/>
2. Consultation responses received.
3. Representations received.

Author of report: Emma Coverdale

Appendix A – Location Plan



Notes:  
Phasing options  
 Location of site compound / welfare tba  
 with landowners

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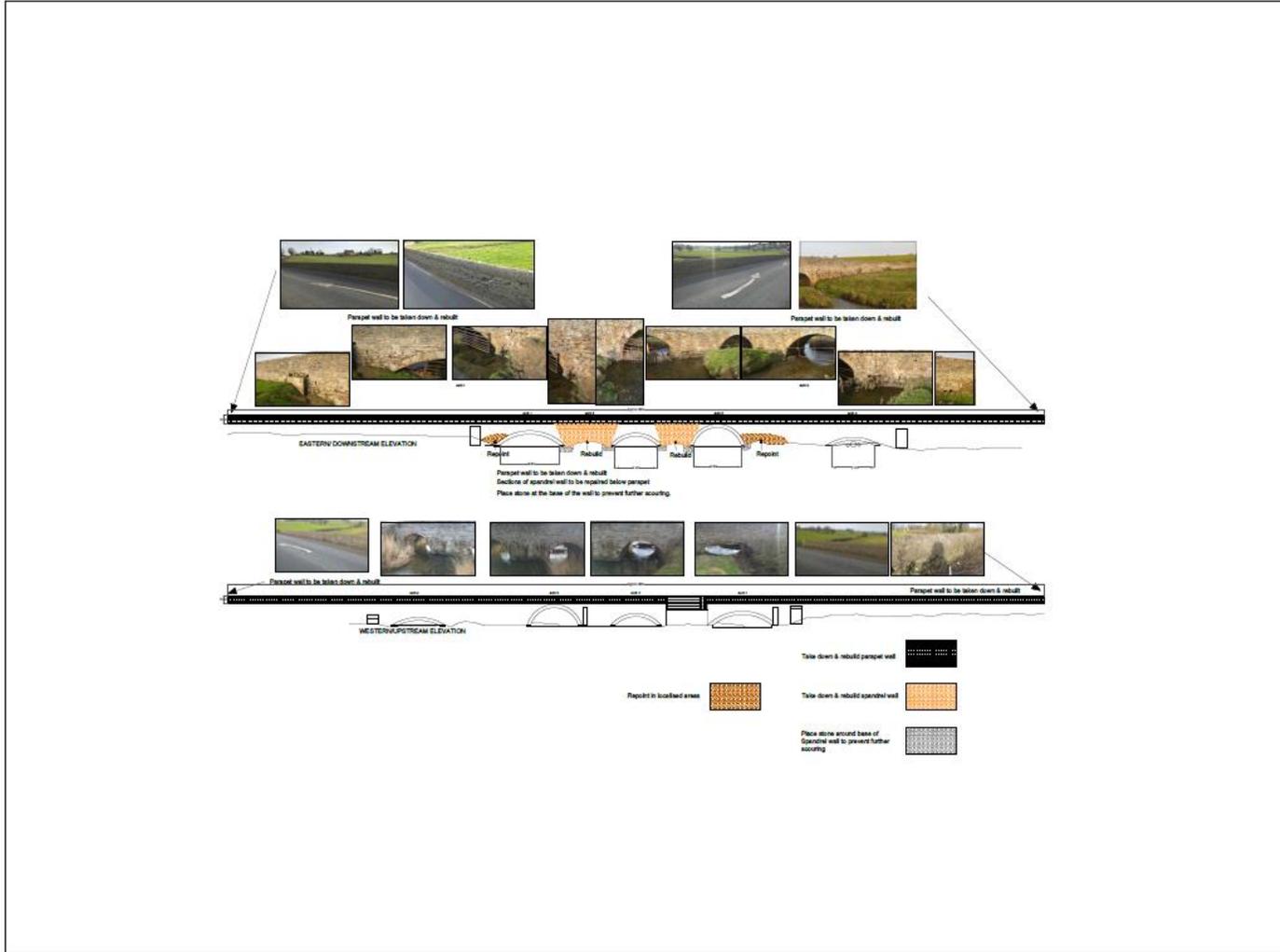
**North Yorkshire County Council**

PROJECT TITLE: SKEEBY BRIDGE MAINTENANCE WORKS  
 DRAWING TITLE: LOCATION PLAN

AMENDMENTS	DRAWN	CHECKED	DATE	DRAWN BY	
				INITIALS	DATE
				SMH	15/07/19
				CHECKED BY	
				INITIALS	DATE
				JPW	15/07/19
				APPROVED BY	
				INITIALS	DATE
				JOS	15/07/19

ORIGINAL DRAWING SIZE (A3)	SCALE	SAFETY HEALTH AND ENVIRONMENTAL INFORMATION
	1:2500	In addition to the hazards, risks normally associated with the type of path construction work or related structure work detailed on this drawing, refer to the CMI Doc - Project Risk Register for all significant risks included with this specific project.
		All work to be carried out by competent Contractors/Sub-Contractors only with approved method statements.
Drawing No: BAD51350218/002B		

Appendix B – General Arrangement Plan of Bridge



PROJECT TITLE: SKEEBY BRIDGE MAINTENANCE WORKS  
 DRAWING TITLE: GENERAL ARRANGEMENT

DATE	BY	DESCRIPTION
12/11/2019	JPM	ISSUED FOR TENDER
12/11/2019	JPM	ISSUED FOR TENDER
12/11/2019	JPM	ISSUED FOR TENDER
12/11/2019	JPM	ISSUED FOR TENDER
12/11/2019	JPM	ISSUED FOR TENDER
12/11/2019	JPM	ISSUED FOR TENDER