Application for application under Regulation 3 (Town and Country Planning General Regulations 1992) for alterations and single storey extensions to Visitor Centre including the installation of solar PV together with modifications to existing car parking areas, creation of additional car parking areas, proposed paths and erection of a dark skies viewing/bird hide building at Sutton Bank Visitor Centre

For: North York Moors National Park Authority fao: Mr Michael Graham, The Old Vicarage, Bondgate, Helmsley YO62 5BP

I enclose for your attention the file relating to the above planning application which was approved by the Planning Committee on 19 March 2018, subject to resolving the concerns expressed by Historic England and the Highways Authority. An amended Heritage Statement has been received which Historic England are satisfied that the level of harm will be less than substantial and as such, in terms of heritage impact, raise no further objections. In addition amended pans have also been received which reposition the entrance to the west car park to avoid a cross-roads situation with the existing highway and the Highways Authority confirms these address their concerns and recommended appropriate conditions.

As such the recommendation should be revised as follows:

2. PLAN02 Amended plan nos:

Site Location Plan 1325-P011D 14 Feb 2019
Site Layout as Proposed 1325-P003G 14 Feb 2019
Dark Sky Pavilion Proposed Plans 1325-P030D 8 Feb 2018
Dark Sky Pavilion Proposed Elevations 1325-P031D 14 Feb 2018
Visitor Centre Proposed Ground Floor 1325-P023G 14 Feb 2018
Visitor Centre Proposed Elevations 1325-P025E 14 Feb 2018
Visitor Centre Proposed Elevations 1325-P026F 5 Mar 2018
Visitor Centre Proposed Roof 1325-P024E 5 Mar 2018
Proposed New Car Park Sections 1325-P040 5 Mar 2018
Proposed Surfacing Plan SUT-AWP-00-GF-DR-C-0005 P58 Jan 2019
Proposed Levels Sheet 2 SUT-AWP-00-GF-DR-C-0004 P48 Jan 2019
Proposed Levels Sheet 3 SUT-AWP-00-GF-DR-C-0006 P38 Jan 2019
External Works & Drainage Details Sheet 1 SUT-AWP-00-GF-DR-C-0100-P2 14 Feb 2019
External Works & Drainage Details Sheet 2 SUT-AWP-00-GF-DR-C-
12. **HWAYS07**

Unless otherwise approved in writing by the Local Planning Authority, the access(es) to the site shall be set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

a. The existing entry access off the A170 shall be improved by widening as shown on the approved plans and External Works & Drainage Details Sheets 1 & 2. The existing north-western overflow vehicular / coach access onto the C189 shall be improved by widening and up-grading of construction specification as shown on the approved plans and External Works & Drainage Details Sheets 1 & 2.

b. The proposed overflow car park vehicular entry access and allied pedestrian crossing link over the highway verge of the C189 shall be constructed in accordance with the approved plans and External Works & Drainage Details Sheets 1 & 2.

c. 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 shown on Proposed Levels Sheets 2 & 3 and maintained thereafter to prevent such discharges.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

13. **HWAY12A**

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 in connection with the creation of additional car parking areas until:

a. An independent Stage 2 Road Safety Audit for the agreed off site highway works has been carried out in accordance with HD19/15 - Road Safety Audit or any superseding regulations and the recommendations of the Audit have been addressed in the proposed works.

b. A programme for the completion of the proposed works has been submitted to and approved writing by the Local Planning Authority in consultation with the Local Highway Authority.

14. **HWAY12C**

Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority:

Re-location / renewal & installation of new prescribed traffic signs, poles and road markings as detailed on Drawing Highway Signage Layout No. MR17007/HSL/001 Rev. T1 allied to the revised and upgraded entry / exit arrangements onto the C189 county highway.
15. **RSNHWAY12B**
Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Proposed Surfacing Plan Drg. No. SUT-AWP-00-GF-DR-C-0005 Rev. P5 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

16. **RSNHWAY00**
No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The Statement shall provide for the following in respect of the phase:

a. the parking of vehicles of site operatives and visitors;
b. loading and unloading of plant and materials;
c. storage of plant and materials used in constructing the development;
d. erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate;
e. wheel washing facilities;
f. measures to control the emission of dust and dirt during construction;
g. a scheme for recycling/disposing of waste resulting from demolition and construction works.

I should be pleased if you would approve the issue of the decision notice.

Signed: 

Date: 26/2/2019

[Signature]