

NYMNPA

04/09/2019

wsp | indigo.

St James' Tower,  
7 Charlotte Street,  
Manchester, M1 4DZ

The Planning Department  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

**By Planning Portal**

4 September 2019

let.014.VC.23400002

Dear Sir/Madam

**APPLICATION FOR DISCHARGE OF CONDITIONS OF PLANNING  
PERMISSION NYM/2019/0077/FL FOR THE CREATION OF A CAR PARK TO  
SERVE EXISTING VILLAGE CENTRE, BOTTON VILLAGE.**

I write on behalf of the applicant The Camphill Village Trust Limited in relation to planning permission ref: NYM/2019/0077/FL to inform you that an application for approval of details reserved by condition has been submitted via the planning portal.

This application seeks to discharge Condition 4, 7 and 8.

This application was submitted via the Planning Portal (Ref: PP-08026517) and comprises the following documents alongside this supporting cover letter which sets out information specific to each condition:

- Application form;
- Lighting specifications;
- Proposed Lighting layout;
- Traffic Management Scheme; and
- Proposed Landscaping layout;

The planning application fee of £116 has been paid via the Planning Portal.

**Condition 4 – External Lighting**

Condition 4 requires that:

*No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority.*

Pursuant to Condition 4, the accompanying lighting specifications and layout demonstrates the applicant's commitment to both the Core Strategy Development Policy 1 Environmental Protection and the emerging Local Plan Objective 6 to maintain and improve the darkness of night skies seen in the park. The lighting

design and layout meet the requirements of this policy by ensuring development will have minimal impact on the level of light pollution. Lighting will be recessed into the retaining wall and focusses down to ensure no light spillage beyond the site boundary.

### **Condition 7 – Landscaping**

Condition 7 requires that:

*Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for tree and hedge based perimeter screen to both sides and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.*

Accordingly, we enclose the following landscaping layout prepared by Rosetta Landscape Design, which provide full details of the proposed landscaping scheme, including measures for managing and reinforcing plant species.

### **Condition 8 – Traffic Management Scheme**

Condition 8 requires that:

*Prior to any use of the car parking hereby approved commencing, full written details of a scheme (including any signage) to discourage parking within the village centre shall be submitted to the Local Planning Authority. Thereafter the parking area created shall be operated in accordance with the scheme.*

Condition 8 is supported by the accompanying traffic management scheme which demonstrates the applicant's continuing commitment to the creation of a safe and accessible village centre. The proposed scheme will reduce vehicle traffic within the village centre as the new car park will be promoted across the village as the primary parking location.

I trust that the provided information and level of detail is sufficient to discharge these planning conditions.

Yours faithfully

Hannah Payne

Enc: As listed

cc: The Camphill Village Trust



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- [View All LED Outdoor Lights >](#)
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## Faro Barcelona Sedna Square LED Outdoor Wall Light - Dark Grey

Item code: 42708

**Free Standard Delivery**  
**2 Year Guarantee**

Die-cast aluminium recessed outdoor wall light in a dark grey finish with clear glass diffuser  
IP65 rated

1W Warm White (3000k) LED light colour

Size:

Overall - H 90 x W 90 x D 70mm

Cut Out - H 80 x W 75 x D 65mm

ITEM CODE:

**42708**

~~£49.99~~

**£41.44**

\*Expected delivery date

**Thursday 8th August**

Order by **7:45pm Today** for delivery on **Thursday 8th August**

**03:37:33**



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1

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### Additional Information

Supplier Code	70146
Brand	Faro Barcelona
Guarantee	2 Year
Height	90mm
Width/Dia	90mm
Depth	70mm
Cutout	H 80 x W 75 x D 65mm
Type	Outdoor Wall Light
Format	Recessed Light
Technology	LED
IP Rating	IP65
Max Wattage	1W
Voltage Type	Mains Voltage
Lumens	22
Colour Rendering	80
Light Colour	Warm White
	3000
	Non-Dimmable

Dimmable

Finish

Dark Grey

Diffuser Finish

Clear

Bulb Included

Yes, integrated LED

[Click for hide](#)

**You may also be interested in the following product(s)**



**Faro Barcelona Sedna Large Square LED Outdoor Wall Light - Dark Grey**  
**2 Year Guarantee**

£70.00



**Faro Barcelona Sedna Rectangle LED Outdoor Wall Light - Dark Grey**  
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**Faro Barcelona Spark LED Outdoor Wall Light - Dark Grey**  
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£59.99



**Faro Barcelona Stripe Grille LED Outdoor Brick Wall Light - Dark Grey**  
**2 Year Guarantee**

£40.00



NYMNPA  
04/09/2019



Botton Village  
Danby, Whitby, YO21 2NJ

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[www.camphillvillagetrust.org.uk](http://www.camphillvillagetrust.org.uk)



**Botton Village Car Park**

***Condition 8 - Prior to any use of the car parking hereby approved commencing, full written details of a scheme (including any signage) to discourage parking within the village centre shall be submitted to the Local Planning Authority. Thereafter the parking area created shall be operated in accordance with the scheme.***

1. The new car park is to be constructed in order to increase the number of parking opportunities for our growing community and to reduce the number of vehicles within the village centre. The location of the car park has been carefully chosen to encourage staff and visitors to park their vehicles away from the busiest area of the community, thereby helping to improve the safety of residents and discourage as many vehicles as possible from parking vehicles in non-designated areas.
2. The following custom-made signage will be erected at the entrance to the village:



200 x 200mm  
X 22 in Blue/white  
lettering



297 x 210mm  
x2 Red/white  
lettering



300 x 220mm  
X 2 in Blue/white  
lettering

3. All staff notices will be distributed each week to remind staff to use the new car park and will be a standard agenda item on all house/team/workshop management meetings.



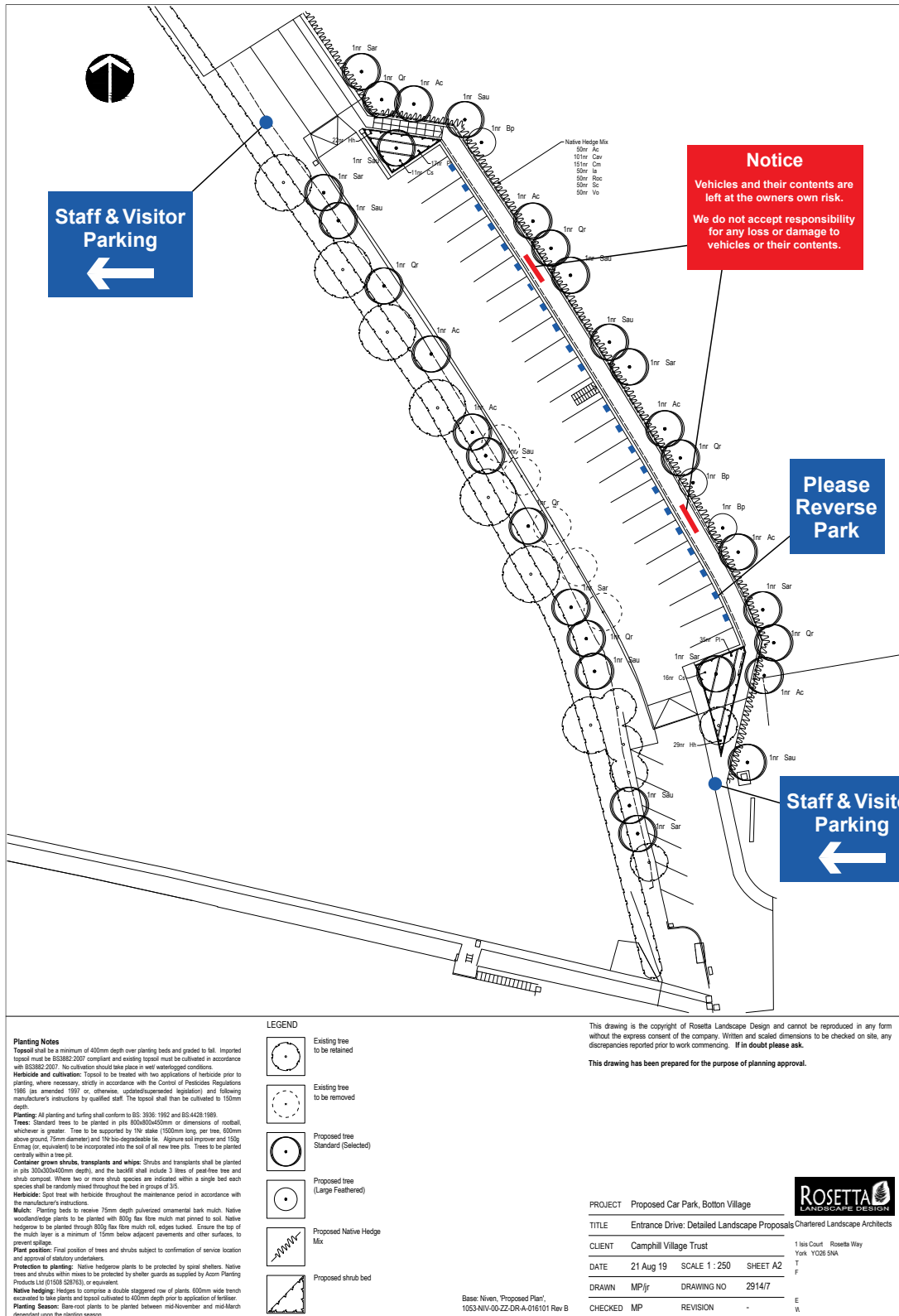
4. A member of staff will patrol the village centre on a weekly basis and place illegal parking notices on any vehicle found to be parked in non-designated areas. Disciplinary action may be taken against staff who repeatedly park in non-designated areas.
5. A diagram showing the proposed locations of the signs is attached.
6. Staff and Visitor signs will be constructed in natural oak and mounted on wooden poles; reverse parking and Notices will be constructed in recycled plastic and secured to the retaining wall.

Appendices:

1. Parking sign locations diagram
2. Staff notice
3. Illegal parking notice

# Appendix 1

## Parking Signs Location Diagram



**Planting Notes**  
 Topsoil shall be a minimum of 400mm depth over planting beds and graded to fall. Imported topsoil must be BS3882:2007 compliant and existing topsoil must be cultivated in accordance with BS3882:2007. No cultivation should take place in well waterlogged conditions.  
**Herbicide and cultivation:** Topsoil to be treated with two applications of herbicide prior to planting, where necessary, strictly in accordance with the Control of Pesticides Regulations 1986 (as amended 1997 or, otherwise, updated/superseded legislation) and following manufacturer's instructions by qualified staff. The topsoil shall then be cultivated to 150mm depth.  
**Planting:** All planting and turfing shall conform to BS: 3038: 1992 and BS:4428: 1988.  
**Trees:** Standard trees to be planted in pits 800x800x450mm or dimensions of rootball, whichever is greater. Tree to be supported by 1Nr stake (1500mm long, per tree, 600mm above ground, 75mm diameter) and 1Nr bio-degradable (ie. Alginate soil improver and 150g Esming (or equivalent) to be incorporated into the soil of all new tree pits. Trees to be planted centrally within a tree pit.  
**Container grown shrubs, transplants and whips:** Shrubs and transplants shall be planted in pits 300x300x400mm depth, and the backfill shall include 3 litres of peat-free tree and shrub compost. Where two or more shrub species are indicated within a single bed each species shall be randomly mixed throughout the bed in groups of 3/5.  
**Herbicide:** Spot treat with herbicide throughout the maintenance period in accordance with the manufacturer's instructions.  
**Mulch:** Planting beds to receive 75mm depth pulverized ornamental bark mulch. Native woodland/hedge plants to be planted with 800g lax fibre mulch mat pinned to soil. Native hedges to be planted through 300g lax fibre mulch roll, edges locked. Ensure the top of the mulch layer is a minimum of 15mm below adjacent pavements and other surfaces, to prevent spillage.  
**Plant position:** Final position of trees and shrubs subject to confirmation of service location and approval of statutory undertakers.  
**Protection to planting:** Native hedge/woodland plants to be protected by spiral shelters. Native trees and shrubs within mixes to be protected by shelter guards as supplied by Acorn Planting Products Ltd (01558 528163), or equivalent.  
**Native hedging:** Hedges to comprise a double staggered row of plants, 600mm wide trench excavated to take plants and topsoil cultivated to 400mm depth prior to application of fertiliser.  
**Planting Season:** Bare-root plants to be planted between mid-November and mid-March dependent upon the planting season.

- LEGEND**
- Existing tree to be retained
  - Existing tree to be removed
  - Proposed tree Standard (Selected)
  - Proposed tree (Large Feathered)
  - Proposed Native Hedge Mix
  - Proposed shrub bed

This drawing is the copyright of Rosetta Landscape Design and cannot be reproduced in any form without the express consent of the company. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. **If in doubt please ask.**  
 This drawing has been prepared for the purpose of planning approval.

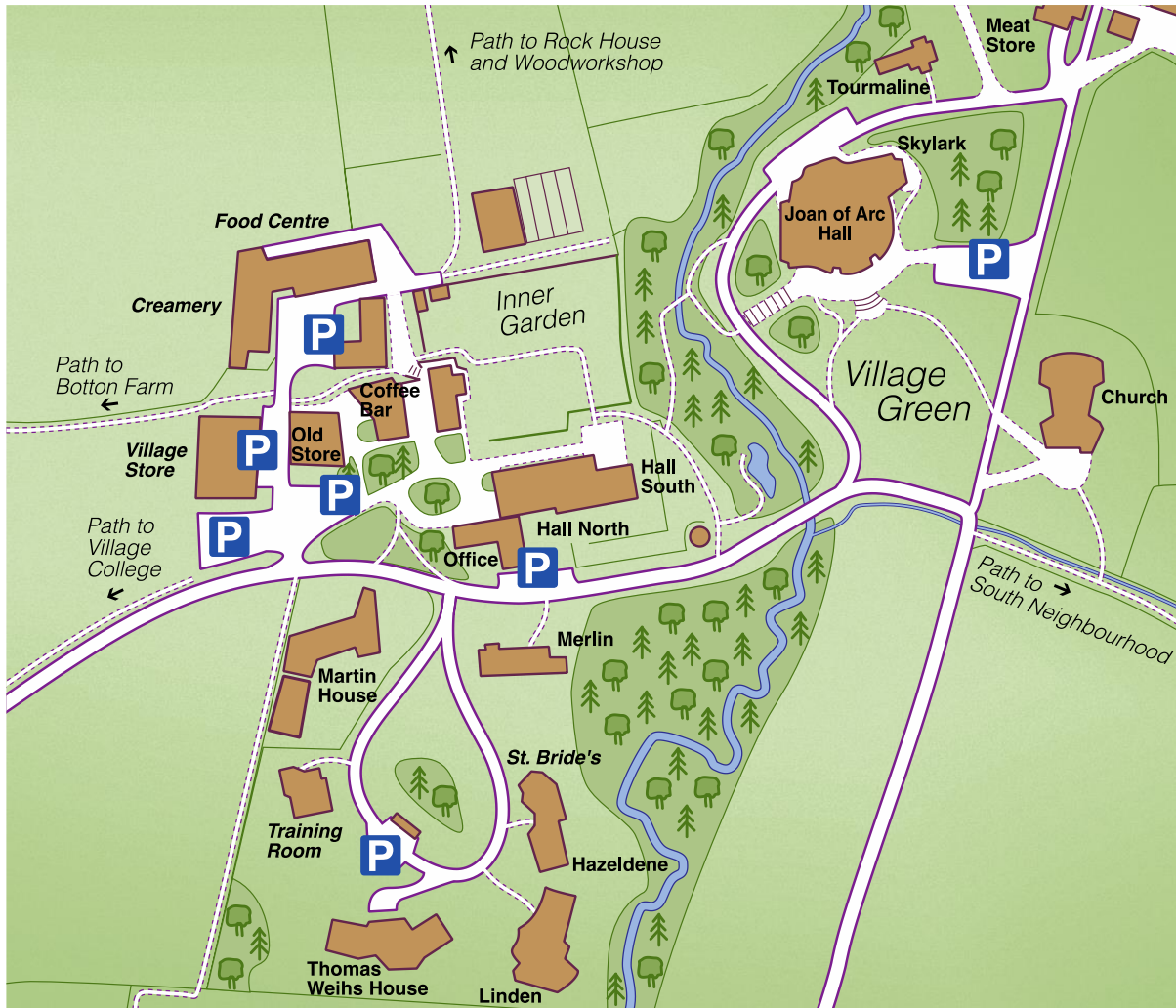
PROJECT	Proposed Car Park, Bottom Village	
TITLE	Entrance Drive: Detailed Landscape Proposals	
CLIENT	Camphill Village Trust	1 Bus Court, Rosetts Way, York, YO26 5NA
DATE	21 Aug 19	SCALE 1:250 SHEET A2
DRAWN	MP/jr	DRAWING NO 2914/7
CHECKED	MP	REVISION



## Appendix 2

### All Staff Notice

The new Botton Village car park is the primary location for staff parking within the community. All staff are to ensure that vehicles are parked here in order to reduce vehicle traffic within the village centre and improve the safety and security of residents. Should the new car park be full then further parking opportunities are to be found in the following areas and are clearly marked:



Under no circumstances are vehicles to be left outside designated parking areas. Vehicles found to be parked outside designated areas will be identified by a member of staff and a polite reminder will be placed on the vehicle. The names of those staff members who have had more than two notices placed on their vehicle will be passed to Line managers.

**Please adhere to these instructions**

Appendix 3

**Illegal Parking Notice (All staff and visitors)**

**Polite Notice 1**

**This vehicle is parked in a non-designated parking area. You are reminded that vehicles are to be parked in designated areas only**

**Illegal Parking Notice 2 (Staff only)**

**Polite Notice2**

**This vehicle is parked in a non-designated parking area. You are reminded that vehicles are to be parked in designated areas only. As this is the third time this vehicle has been parked in a non-designated area, your details have been passed to your line manager.**

**Town and Country Planning Act 1990  
North York Moors National Park Authority**

**Notice of Decision of Planning Authority on Application for  
Permission to Carry out Development**

To: The Camphill Village Trust Limited  
c/o Indigo Planning  
fao: Miss Hannah Payne  
St James Tower  
7 Charlotte Street  
Manchester  
M1 4DZ

The above named Authority being the Planning Authority for the purposes of your application validated 11 February 2019, in respect of proposed development for the purposes of **creation of car park to serve existing village centre (revised scheme to NYM/2018/0374/FL)** at **land adjacent to Botton Village Store, Botton Village** has considered your application and has **granted** permission for the proposed development subject to the following conditions:

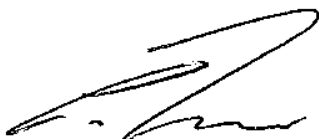
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

<b>Document Description</b>	<b>Document No.</b>	<b>Date Received</b>
OS Site Plan - Planning Application	1053-NIV-00-ZZ-DR-A-06100	07 February 2019
Existing & Proposed Plan / Existing & Proposed Section	1053-NIV-00-ZZ-DR-A-06101	07 February 2019
Mitigations Measures - Revised Layout	2914/6	07 February 20

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 2, Class A (or any order revoking and re-enacting that Order), no gates, walls fences or other means of enclosure shall be erected without a further grant of planning permission being obtained from the Local Planning Authority.
4. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority.
5. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Continued/Conditions



Mr C M France  
Director of Planning

Date 2 May 2019

**Please Note your Rights of Appeal are attached to this Decision Notice**

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2019/0077/FL

6. The hard surfacing of the car parking spaces hereby permitted shall be Tobermore Bracken Tegula sets and shall thereafter be so maintained. The hard surfacing of the raised traffic calming table shall be Tobermore Natural Tegula sets and thereafter so maintained. The repositioned walkway shall be Tobermore Charcoal Tegula sets and thereafter so maintained. The external face of the retaining wall shall be externally finished with natural sandstone walling to match that which typically occurs in the locality.
7. Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for tree and hedge based perimeter screen to both sides and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
8. Prior to any use of the car parking hereby approved commencing, full written details of a scheme (including any signage) to discourage parking within the village centre shall be submitted to the Local Planning Authority. Thereafter the parking area created shall be operated in accordance with the scheme.

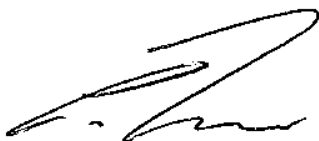
**Informative**

1. The applicant is advised that any car park lighting scheme to be submitted should be minimal in nature and that consideration should be given to include advice for 'reversing in parking' within the car park scheme to minimise parking impacts in the locality.

**Reasons for Conditions**

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.
4. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
5. To avoid pollution of watercourses and to comply with the provisions of NYM Development Policy 1, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.

Continued/Reasons for Conditions



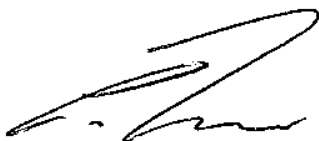
Mr C M France  
Director of Planning

Date 2 May 2019

6. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
7. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
8. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

**Explanation of how the Authority has Worked Positively with the Applicant/Agent**

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



Mr C M France  
Director of Planning

Date 2 May 2019

## Rights of Appeal

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State of Department of Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice (12 weeks in the case of a minor commercial application). 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.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, the owner of the land may claim that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council of the county/district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Note: If an aggrieved applicant wishes to exercise their right of appeal as above mentioned, they should do so 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 00 00) or online at [www.planningportal.gov.uk/planning/appeals](http://www.planningportal.gov.uk/planning/appeals)**

## Notes

1. Please note, only the applicant possesses the right of appeal.
2. No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed Development is situated; 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.
3. In your own interests your attention is particularly drawn to the conditions under which approval has been given to your proposals. Failure to comply fully with the conditions could lead to enforcement action resulting in work already done being demolished or prosecution in Magistrates' Court.
4. If 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.
5. 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.