

North York Moors National Park Authority

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Andy Wilson
Chief Executive

Cheryl Ward Planning
5 Valley View
Ampleforth
York
YO62 4DQ

Your ref:
Our ref: NYM/2018/0603/CVC
Date: 09 January 2020

Dear Mrs Ward

Verification check of conditions 8, 9 & 16 of planning approval NYM/2018/0384/FL at Manor Farm, Normanby

I refer to the details submitted with regard to the above condition verification check application which was registered on 24 September 2018. Having assessed the details submitted, I would advise you as follows in relation to each condition:-

Condition 8 – External Lighting - Discharged

As per the details received by the Authority on 07 September 2018, the 'LED Floodlight – 20W output with warm white light – angled down' shown on the south west side elevation plan but installed on the underside of the roof, is acceptable and this condition is discharged.

Condition 9 – Noise Mitigation Measures – Discharged

The details comprised within the Acoustic Assessment received by the Authority on 16 October 2018 have been deemed acceptable by the Environmental Health Officer and providing the outlined measures are adhered to, this condition is discharged.

Condition 16 – Landscaping Scheme - Discharged

Providing that the proposed landscaping is completed in accordance with the information outlined in Appendix B as part of the table (Drawing No. 2 and associated details), 'Figure 1. – Landscaping' illustration and 'Fig 2. – Hedgerow Planting Plan' of the documentation received on 04 March 2019, this condition is discharged.

Condition 1 - Timetable – Not discharged

Although numerous versions of a timetable have been submitted as part of the condition verification check application and certain aspects including the erection of the remaining portions of the structure and the clearance of the site are acceptable, as set out below, until

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details of the proposed highway works have been forthcoming, the Authority are unable to agree on the timescales for this work to be implemented. This condition is therefore not discharged.

Conditions 11, 13, 14 and 15 – Highways Conditions – Not discharged

Whilst plans were submitted as part of this condition verification check application, in the most recent iteration of the timetable received on 05 December 2019 stated that amended plans would be forthcoming. As it would appear that the changes to the proposed arrangements will require a separate variation of condition planning application, this condition cannot be discharged.

Condition 18 - CO₂ Emissions – Not discharged

Core Policy D requires uses of more than 200sqm or more to generate energy on-site from renewable sources to displace at least 10% of predicted CO₂ emissions. The Authority appreciates that there was an existing structure on site but the use was changed and with the extension, the total floorspace is greater than 200sqm. As no details or calculations have been submitted to demonstrate the offsetting of the CO₂ emissions with renewable energy or alternative means, this condition cannot be discharged.

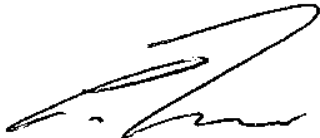
Additional Matters

The Authority's Woodland Officer has advised that if the landowner is minded to undertake a woodland planting scheme that is not associated with the displacing of predicted CO₂ emissions, this potentially would be eligible for the Section 106 Woodland Creation Grant. If this is something that the landowner would like to investigate further, please feel free to contact Mr Mark Antcliff (Woodland Officer) to discuss.

Please be advised that the separate planning application to address the outstanding Highways conditions and predicted CO₂ emissions should be submitted to the Authority by **31 January 2020** otherwise the Authority will have to pass the matter to the Enforcement team who may have to consider the expediency of enforcement action to deal with the continued breaches of planning control.

I trust that the above advice is of assistance, but if you have any further queries please do not hesitate to contact Mr Christopher Knowles (Compliance Officer) at the above address.

Yours sincerely



Mr C M France
Director of Planning