

North York Moors National Park Authority

Internal Memorandum

To: Mr Chris France (Director of Planning) From: Mrs H Saunders
Mr Mark Hill (Head of Development Management)

File Ref: NYM/2020/0342/FL

Applicant: Mr John Nelson

Application for extension to existing car park, cladding of containers and of north elevation of existing building, construction of single storey side extension and revised internal layout (part retrospective) at The Rusty Bike, 20 Black Horse Lane, Swainby

I enclose for your attention the file relating to the above planning application which was **Approved** by the Planning Committee on 03 September 2020, subject to **revised conditions**.

1. TIME01 Standard Three Year Commencement Date
2. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations - Document No's Specified
3. GACS07 External Lighting - Submit Details
4. MATS19 Roof Colouring (dark grey)
5. MATS26 Timber Cladding (horizontal timber boarding)
6. MATS26 Timber Cladding (vertical timber boarding)
7. MATS28 Timber Cladding Samples
8. HWAY15 Parking Spaces to Remain Available for Vehicle Parking
9. HWAY00 The following schemes of off-site highway mitigation measures must be completed as indicated below:

Measures to stop vehicle parking and vehicle access from the A172 to the rear of the business should this become a problem as a result of the car park being constructed.

For each scheme of off-site highway mitigation, except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any scheme of off-site highway mitigation or any structure or apparatus which will lie beneath that scheme must take place, until full detailed engineering drawings of all aspects of that scheme including any structures which affect or form part of the scheme have been submitted to and approved in writing by the Local Planning Authority.

An independent Stage 2 Road Safety Audit carried out in accordance with GG119 - Road Safety Audits or any superseding regulations must be included in the submission and the design proposals must be

amended in accordance with the recommendations of the submitted Safety Audit prior to the commencement of works on site.

A programme for the delivery of that scheme and its interaction with delivery of the other identified schemes must be submitted to and approved in writing by the Local Planning Authority prior to construction works commencing on site.

- Each item of the off-site highway works must be completed in accordance with the approved engineering details and programme.
10. HWAY00 The access, parking, manoeuvring and turning areas shall be constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.
11. HWAY00 No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan.

The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. details of any temporary construction access to the site including measures for removal following completion of construction works;
 2. restriction on the use of the access from the A172 for construction purposes;
 3. wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
 4. the parking of contractors' site operatives and visitor's vehicles;
 5. areas for storage of plant and materials used in constructing the development clear of the highway;
 6. details of site working hours;
 7. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.
12. LNDS09 Details of Boundary Treatment to be Submitted
13. LNDS10 Details of Hardsurfacing to be Submitted

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

Signed: Mark Hill

Date: 7/9/2020