

Additional Information Regarding Conditions On Decision
NYM/2023/0705
Partridge Hill Farm,
Ugglebarnby Lane ,
Sneaton,
Whitby
YO22 5HT

- Condition

5. No work shall commence on the installation of any doors or windows in the development hereby approved until detailed plans showing the constructional details and external appearance of all external elements, including frames and glazing, have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate the overall design on a scale of not more than 1:20, the longitudinal and cross-sectional detailing including means of opening at a scale of not more than 1:5, and moulding details (i.e., frame, glazing bar) at a scale of not more than 1:2. All windows and doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

- Proposal

All relevant details included in attachments.

- Condition

6. No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details, completed within six months of the date of installation and shall be maintained in that condition in perpetuity.

- Proposal

All timber windows and doors will be painted in RAL 7016 anthracite grey with black furniture

- Condition

7. The external face of the frame to all new windows shall be set in a reveal of a minimum of 100mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity

- Proposal

We propose the measurement of 80mm is used in this instance. 100mm is not achievable as the external wall thickness in parts of the building is 100mm or less

- Condition

8. External trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter.

- Proposal

As shown in attached designs, no trickle vents will be installed.

- Condition

9. All new window frames, glazing bars and doors shall be of timber construction and no other materials shall be used.

- Proposal

As shown in attached Designs, all windows and doors will be constructed in timber

- Condition

11. 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. The lighting shall be Dark Skies compliant, and no other lighting shall be installed on the site. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

- Proposal

We propose very minimal external lighting for the building consisting of small downward facing 5w 300lm “warm white colour” lamps at each entrance door, to assist with access only. With sensors and timers. Specification can be found below and illustration attached.

Cap Type

GU10

Colour

Anthracite

Dimensions

(H)81 mm x (W)67 mm x (D)95 mm

- Condition

12. Prior to the development being brought into use full details of any proposed boundary treatment to the site, shall be submitted to and approved in writing by the Local Planning Authority. The site boundary treatment works shall then be implemented in accordance with the approved details. The boundary treatment shall be maintained in perpetuity.

- Proposal

There are no proposals to create any more boundaries than that already existing, the field to the east (where treatment plant is located) will be fenced with appropriate stock fencing (post and rail) to allow cattle to once again graze in the spring. No other boundary treatments are required.

- Condition

. 14. Prior to the development being brought into use, full details of the proposed package treatment plant and soak away shall be submitted to and approved in writing by the Local Planning Authority

- Proposal

Full details of the proposed package treatment plant can be found in the submitted planning application NYM/2023/0705 due to the elevation of the property, the adjacent land and water course to the east it is proposed that the field to the south is used to facilitate a appropriate soak away which will be calculated according to building control regulations.

NYMNPA

19/12/2023



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