

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 FH, J, A & MA Eddon
C/o East Yorkshire Farm Services
3 The Old Cattle Market
Smiddy Hill
Pickering
North Yorkhsire
YO18 7AN

The above named Authority being the Planning Authority for the purposes of your outline application registered 20 March 2006, in respect of proposed development for the purposes of outline application for construction of an agricultural workers dwelling at High House Farm, Davids Lane, Lockton have considered your said application and have granted permission for the proposed development under Article 7, of the Town and Country Planning General Development Order, 1988, subject to the following condition(s):

1. The development hereby permitted shall be begun on or before whichever is the later of the following dates:
 - i) Five years from the date of this permission
 - ii) The expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
2. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act, 1990, or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H and within Schedule 2, Part 2, Classes A to C of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. The occupation of the existing dwelling known as High House Farm shall from the date of the commencement of the development hereby permitted be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) or in forestry or a dependant of such a person residing with him or her, or a widow or widower of such a person.

Continued/Conditions 5 to 10.

V A Dilcock

Mrs V A Dilcock
Chief Planning Officer

Date . 31 JUL 2006

DecisionApproveOLAgent

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2006/0229/OU

Conditions (Continued)

5. The occupation of the existing annexe accommodation attached to the original dwelling known as High House Farm shall from the date of the commencement of the development hereby permitted be limited to annexe accommodation, holiday accommodation or accommodation for an agricultural worker. For the purpose of this permission annexe accommodation means that the accommodation shall remain ancillary to the use of the main dwelling known as High House Farm, shall form and remain part of the curtilage of this main dwelling as a single planning unit, and shall be used only for members of the occupier of the main dwelling. Holiday letting means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year and accommodation for an agricultural worker means that the occupation shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) or in forestry or a dependant of such a person residing with him or her, or a widow or widower of such a person.
6. Prior to any foundations being dug in connection with the development hereby permitted the existing static caravan on the site shall be permanently removed from the holding and no other caravan placed on the holding without prior written consent of the National Park Authority.
7. No work shall commence to clear the site in preparation for the development hereby permitted until scaled plans showing the finished floor level, eaves and ridge height of the dwelling hereby permitted in relation to existing ground floor levels 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 details so approved.
8. No work shall commence on the construction of the walls of the development hereby permitted until details of the stone including samples if so required by the local planning authority, to be used for the external surfaces of the development have been submitted to and approved in writing by the local planning authority and the stone used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
9. The roof of the development hereby permitted shall be clad with traditional, non-interlocking, non-pre coloured natural red clay pantiles and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
10. All pointing in the development hereby permitted shall accord with the following specification - a lime based mortar mix of 1:2:9 (white cement, lime, sand mix of 45 per cent sieved sharp sand and 55 per cent builders sand) with a slightly recessed bagged finish.

Continued/Conditions 11 to 16

V A Dilcock

Mrs V A Dilcock
Chief Planning Officer

Date 31 JUL 2006

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2006/0229/OU

Conditions (Continued)

11. No work shall commence on the installation of any door in the development hereby approved until details of the finish of the external doors have been submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12. All new window frames, glazing bars and external door frames shall be of timber construction, painted in a colour to be approved by the Local Planning Authority and thereafter the door/window frames and glazing bars shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
13. The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilized in the development and shall thereafter be so maintained.
14. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.
15. No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of disposal of foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.
16. No work shall commence to clear the site in preparation for the development hereby permitted until full details of the proposed vehicular access, parking and turning arrangements have been submitted to and approved in writing by the Local Planning Authority in consultation with the local Highway Authority. The development shall not be brought into use until the access, parking and turning has been constructed in accordance with the specification so approved. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Informative

The applicant is advised that prior to any works commencing, permission is required from North Yorkshire County Council as the local Highway Authority for all works within the public highway. The applicant should contact NYCC Area No.2 Office, Southgate, Pickering YO18 8BL Tel: 01751 472031, which will provide the detailed constructional specification, list of approved contractors, forms etc, referred to in the condition on their Planning Approval.

Continued/Reasons for Conditions

V A Dilcock

Mrs V A Dilcock
Chief Planning Officer

Date **31 JUL 2006**

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2006/0229/OU

Reasons for Conditions

1. To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The site of the proposed dwelling is in an area where Policies H4 and F1 of the Local Plan seek to restrict new residential development to that which is essential to the needs of local agriculture to comply with the provisions of GP1 and GP3 of the North York Moors Local Plan.
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 Policies BE6 and GP3 of the Local Plan.
4. The site of the proposed dwelling is in an area where Policies H4 and F1 of the Local Plan seek to restrict new residential development to that which is essential to the needs of local agriculture to comply with the provisions of GP1 and GP3 of the North York Moors Local Plan.
5. The site of the proposed dwelling is in an area where Policies H4 and F1 of the Local Plan seek to restrict new residential development to that which is essential to the needs of local agriculture and not allow the occupation of the accommodation as a separate independent dwelling. Holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with Policy BE14 of the Local Plan.
6. The Local Planning Authority do not consider there is any justification to retain the static caravan once the new dwelling is being constructed and to protect the amenity of the area and ensure compliance with Policy F1 and GP3 of the North York Moors Local Plan.
7. In order to comply with the provisions of Policies GP3 and BE6 of the North York Moors Local Plan which seek to ensure that new development is of a good quality and respects the character of the locality.
- 8 to 10. For the avoidance of doubt and in order to comply with the provisions of Policies BE6 and GP3 of the North York Moors Local Plan 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.
- 11 to 14. For the avoidance of doubt and in order to comply with the provisions of Policies BE6 and GP3 of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
15. To avoid pollution of watercourses and to comply with the provisions of Policy U4 of the North York Moors Local Plan which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.

Continued/Reason for Condition 16

V A Dilcock

Mrs V A Dilcock
Chief Planning Officer

Date 31 JUL 2006

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2006/0229/OU

Date: 31 JUL 2006

Reasons for Conditions (Continued)

16. To provide for appropriate on-site vehicle parking facilities with associated access and manoeuvring areas, and to comply with the provisions of Policies T7 and T9 of the North York Moors Local Plan which seeks to ensure that new development has satisfactory highway and parking facilities.

Development Plan policies relevant to the decision

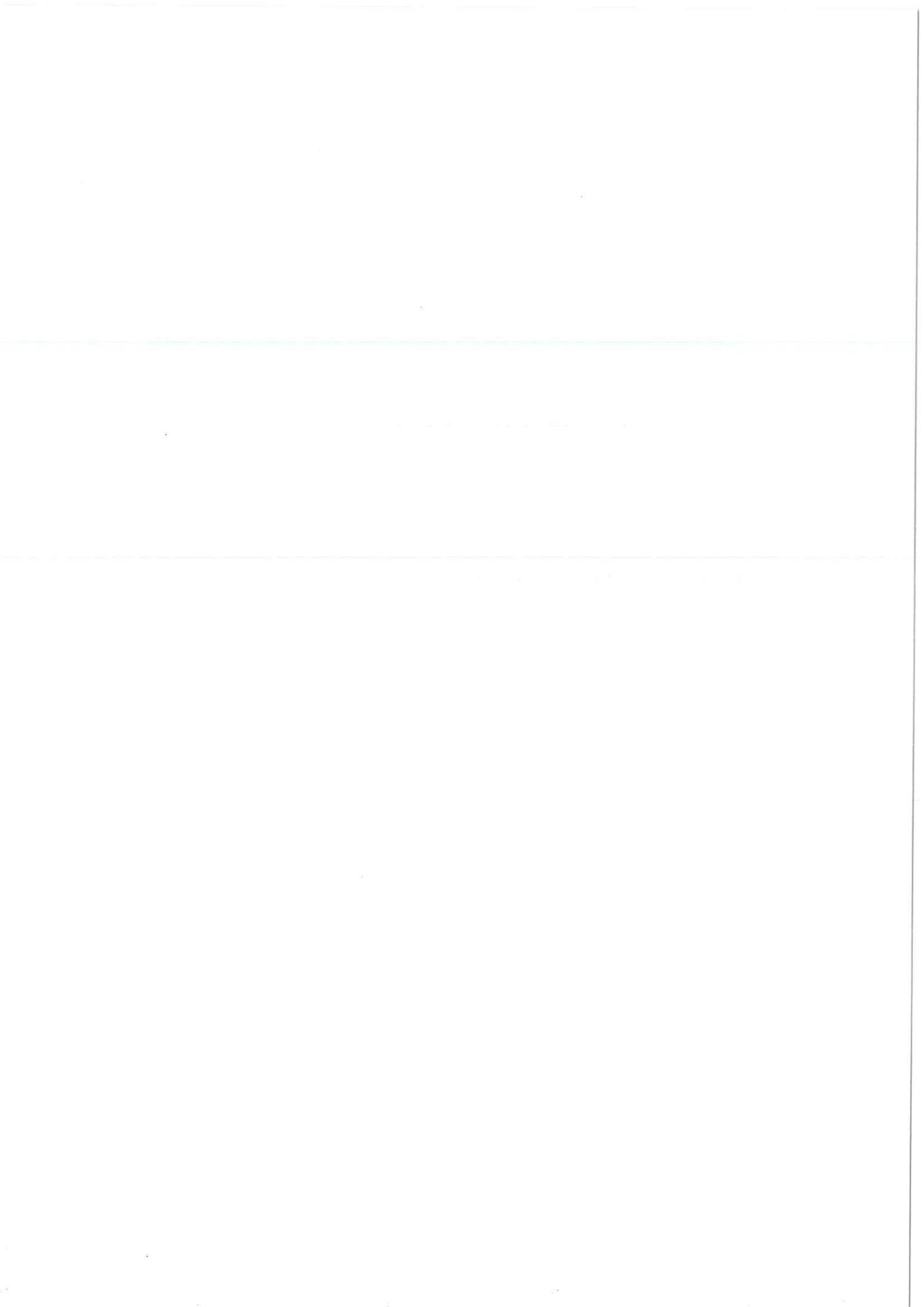
Local Plan F1 - Agricultural and Other Essential Rural Workers' Dwellings

Reason for Approval

In the opinion of the National Park Authority, it has been demonstrated that there is a functional need for a second dwelling to serve the farm holding known as High House and no suitable accommodation exists on the holding to fulfil this need. Furthermore it is not considered that the development of the proposed site would cause unacceptable harm to the character or appearance of the landscape. The proposal is therefore considered to be in accordance with Policy F1 of the North York Moors Local Plan.



Mrs V A Dilcock
Chief Planning Officer



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 FH, J, A & M Eddon
C/o H Atkinson
22 Burgate
Pickering
North Yorkshire Y018 7AU

The above named Authority being the Planning Authority for the purposes of your application registered 16 April 2007, in respect of proposed development for the purposes of reserved matters application for construction of an agricultural workers dwelling at High House Farm, Lockton, have considered your said application and have granted permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be begun on or before 31 July 2011.
2. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act, 1990, or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H and within Schedule 2, Part 2, Classes A to C of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. The occupation of the existing dwelling known as High House Farm shall from the date of the commencement of the development hereby permitted be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) or in forestry or a dependant of such a person residing with him or her, or a widow or widower of such a person.
5. The occupation of the existing annexe accommodation attached to the original dwelling known as High House Farm shall from the date of the commencement of the development hereby permitted be limited to annexe accommodation, holiday accommodation or accommodation for an agricultural worker. For the purpose of this permission annexe accommodation means that the accommodation shall remain ancillary to the use of the main dwelling known as High House Farm, shall form and remain part of the curtilage of this main dwelling as a single planning unit, and shall be used only for members of the occupier of the main dwelling. Holiday letting means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year and accommodation for an agricultural worker means that the occupation shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) or in forestry or a dependant of such a person residing with him or her, or a widow or widower of such a person.

Continued/Conditions

V A Dilcock

Mrs V A Dilcock
Chief Planning Officer

Date: - 7 JUN 2007

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2007/0277/RM

Conditions (Continued)

6. Prior to any foundations being dug in connection with the development hereby permitted the existing static caravan on the site shall be permanently removed from the holding and no other caravan placed on the holding without prior written consent of the National Park Authority.
7. No work shall commence to clear the site in preparation for the development hereby permitted until scaled plans showing the finished floor level, eaves and ridge height of the dwelling hereby permitted in relation to existing ground floor levels 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 details so approved.
8. No work shall commence on the construction of the walls of the development hereby permitted until details of the stone including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority and the stone used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
9. The roof of the development hereby permitted shall be clad with traditional, non-interlocking, non-pre coloured natural red clay pantiles and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
10. All pointing in the development hereby permitted shall accord with the following specification - a lime based mortar mix of 1:2:9 (white cement, lime, sand mix of 45 per cent sieved sharp sand and 55 per cent builders sand) with a slightly recessed bagged finish.
11. No work shall commence on the installation of any door in the development hereby approved until details of the finish of the external doors have been submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12. All new window frames, glazing bars and external door frames shall be of timber construction, painted in a colour to be approved by the Local Planning Authority and thereafter the door/window frames and glazing bars shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
13. The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilized in the development and shall thereafter be so maintained.
14. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.
15. No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of disposal of foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.

Continued/Conditions

V A Dilcock

Mrs V A Dilcock
Chief Planning Officer

Date: JUN 2007

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2007/0277/RM

Conditions (Continued)

16. No work shall commence to clear the site in preparation for the development hereby permitted until full details of the proposed vehicular access, parking and turning arrangements have been submitted to and approved in writing by the Local Planning Authority in consultation with the local Highway Authority. The development shall not be brought into use until the access, parking and turning has been constructed in accordance with the specification so approved. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
17. No development shall take place or any works occur which will create any obstruction, either permanent or temporary, to the Public Right of Way (adjacent to/within) the site of the proposed development. For information a plan is attached showing the route of the Public Right of Way.

NOTE: In the event of any works or access being likely to cross or impinge upon this Right of Way, the written permission of the Highway Authority must be obtained prior to the commencement of any development hereby approved

Reasons for Conditions

1. To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The site of the proposed dwelling is in an area where Policies H4 and F1 of the Local Plan seek to restrict new residential development to that which is essential to the needs of local agriculture to comply with the provisions of GP1 and GP3 of the North York Moors Local Plan.
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 Policies BE6 and GP3 of the Local Plan.
4. The site of the proposed dwelling is in an area where Policies H4 and F1 of the Local Plan seek to restrict new residential development to that which is essential to the needs of local agriculture to comply with the provisions of GP1 and GP3 of the North York Moors Local Plan.
5. The site of the proposed dwelling is in an area where Policies H4 and F1 of the Local Plan seek to restrict new residential development to that which is essential to the needs of local agriculture and not allow the occupation of the accommodation as a separate independent dwelling. Holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with Policy BE14 of the Local Plan.
6. The Local Planning Authority do not consider there is any justification to retain the static caravan once the new dwelling is being constructed and to protect the amenity of the area and ensure compliance with Policy F1 and GP3 of the North York Moors Local Plan.
7. In order to comply with the provisions of Policies GP3 and BE6 of the North York Moors Local Plan which seek to ensure that new development is of a good quality and respects the character of the locality.

Continued/Reasons for Conditions

V A Dilcock

Mrs V A Dilcock
Chief Planning Officer

Date: 7 JUN 2007

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2007/0277/RM

Date: 7 JUN 2007

Reasons for Conditions (Continued)

- 8 to 10. For the avoidance of doubt and in order to comply with the provisions of Policies BE6 and GP3 of the North York Moors Local Plan 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.
- 11 to 14. For the avoidance of doubt and in order to comply with the provisions of Policies BE6 and GP3 of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
15. To avoid pollution of watercourses and to comply with the provisions of Policy U4 of the North York Moors Local Plan which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.
16. To provide for appropriate on-site vehicle parking facilities with associated access and manoeuvring areas, and to comply with the provisions of Policies T7 and T9 of the North York Moors Local Plan which seeks to ensure that new development has satisfactory highway and parking facilities.
17. To protect the route of the right of way in the interests of users and to comply with the provisions of Policy T2 of the North York Moors Local Plan which seeks to protect the public right of way network.

Development Plan policies relevant to the decision

Local Plan F1 – Agricultural and Other Essential rural Workers' Dwellings

Reason for Approval

In the opinion of the National Park Authority, the size and design of the proposed dwelling is commensurate with the functional requirement of the unit and would not have an unacceptable impact on the character of the area. The proposal would therefore be in accordance with Policy F1 of the Local Plan.



Mrs V A Dilcock
Chief Planning Officer