

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

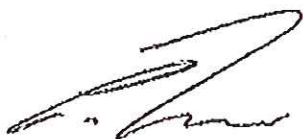
To: Tree Top Press
c/o Building Draughtsman
fao: Mr Alwyn Welburn
88 Hampton Road
Scarborough
North Yorkshire
YO12 5PX

COPY

The above named Authority being the Planning Authority for the purposes of your application validated 25 September 2015, in respect of proposed development for the purposes of alterations and change of use of double garage to retail sales area and for brewing purposes together with erection of shed and covered storage area for pallets, widening of paths and provision of parking area (part retrospective) at Hilltop & Hillcrest Cottages, Suffield has considered your said application and has granted permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The premises shall not be used other than as a dwelling with ancillary shop and associated brewing and preparation area for the selling of goods produced at the application site only and shall not be used for any other purpose (including any other purpose in Class A1 or C3 of the Schedule to the Town and Country Planning (Use Classes) Order 2010 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, or within Schedule 2, Part 3, Classes A-V of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order).
4. No goods shall be displayed, stored, sold or offered for sale on the frontage of the application site unless otherwise agreed in writing with the Local Planning Authority.
5. The retail unit hereby permitted shall not be open to customers outside the hours of 08:00 to 18:00 Mondays to Saturday and 09:00 to 18:00 on Sundays and Bank Holidays. Any variation to these hours will require a new grant of planning consent from the Local Planning Authority.
6. 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 installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

Continued/Condition(s)



Mr C M France
Director of Planning

COPY

Date: 20 NOV 2015

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2015/0694/FL

COPY

Condition(s) (Continued)

7. The external elevations of the blocked up garage door and stallriser in the front elevation of the building, hereby approved shall, within three months of the date of this permission, be clad in vertical timber boarding and painted to match the existing doors and windows of the main dwelling and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
8. All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9. Within three months of the date of this permission, the access to the site shall be set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
 - a. The crossing of the highway verge and/or footway shall be widened and constructed in accordance with the approved details and/or Standard Detail number E9A.
 - b. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed and maintained thereafter to prevent such discharges
 - c. The final surfacing of any private access within 2 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

10. Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on A1-1150-W0807A for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Informative(s)

1. In relation to condition 9 you are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

Continued/Reason(s) for Condition(s)



Mr C M France
Director of Planning

COPY

20 NOV 2015
Date:

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2015/0694/FL


COPY

Reason(s) for Condition(s)

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 changes of use to the property which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) or the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), and to comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to enhance and conserve the special qualities of the NYM National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.
- 4 - 6. 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.
- 7 & 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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
9. In accordance with NYM Development Policy 23 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
10. In accordance with NYM Development Policy 23 and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to maintain the economic, social and environmental conditions of the area.



Mr C M France
Director of Planning

COPY

20 NOV 2015
Date

