

TOWN AND COUNTRY PLANNING ACT, 1971
NORTH YORKSHIRE COUNTY COUNCIL
NORTH YORK MOORS NATIONAL PARK COMMITTEE.

NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR
PERMISSION TO CARRY OUT DEVELOPMENT

To Mr E G Bird
c/o Mrs Jennifer Hubbard BA MRTPI
Allonby House
York Road
North Duffield
Selby, North Yorkshire

The above named Council being the Planning Authority for the purposes of your outline application dated the 5th April 1990, in respect of proposed development for the purposes of erection of one farm dwelling and alterations to access to highway at part OS 268, north of Church Farm, Staintondale 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.i. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
- ii. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the application plan as amended by the letter received at the National Park Department on the 13th June 1990.
3. No development shall take place without the prior written approval of the local planning authority of all details of the following matters:-
 - a) the siting, design and external appearance of each building, including a schedule of external materials to be used;
 - b) the means of access to the site;
 - c) the landscaping of the site;
 - d) the existing ground levels and proposed finished floor and ground levels.
4. The details required by the condition no. 3 above shall make provision for the construction of a two-storey dwellinghouse of a high standard of design with gabled roof, without overhanging eaves, and with gable ends simply finished in a manner common to the locality. The windows and doorways shall be of a design sympathetic to the traditional windows and doors commonly found in the locality.

Continued

Date 23 AUG 1990



National Park Officer

NOTE:-

No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed Development is situated; or of obtaining approval under any other Bye-Laws, local Acts, orders, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.

TOWN AND COUNTRY PLANNING ACT 1971

Continuation of Decision No. NYM4/027/0104/PA

Dated 23 AUG 1990

Conditions (Continued)

5. The external walls of the proposed development shall be constructed in natural stone, which shall be coursed and jointed in the local tradition.
6. A one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development shall be constructed on site and approved by the local planning authority before the development commences. The stone panel so constructed shall be retained until the development hereby approved has been completed.
7. The roof of the development hereby permitted shall be clad with traditional natural red clay pantiles.
8. 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 290 of the Town and Country Planning Act, 1971, or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person.
9. The hedge to the boundary adjacent to the road shall, except where directly affected by access requirements, be retained.
10. Providing ground conditions are suitable, septic tank effluent shall be disposed of via a sub-soil irrigation system no part of which shall be within 6 metres of a watercourse or surface water drain.
11. If ground conditions are unsuitable for the disposal of septic tank effluent via a soakaway system, full details of an alternative method of foul drainage shall be submitted to and approved by the local planning authority.
12. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
14. In association with the proposed access arrangements, a turning space within the site, for vehicles, shall be provided, maintained and kept clear of obstructions in order to allow vehicles visiting the site to enter and leave the highway in a forward gear. Details of the layout of the turning space shall be submitted to and approved by the local planning authority before the development is commenced. Thereafter, the approved turning facilities shall be provided before the development is brought into use.
15. Prior to the commencement of the development hereby permitted the crossing of the highway verge shall be reconstructed in accordance with the specification of the local planning authority.

Continued/16.

TOWN AND COUNTRY PLANNING ACT, 1971

Continuation of Decision No. NYM4/027/0104/PA.

Dated 23 AUG 1990

Conditions (Continued)

16. One parking space of a size not less than 4.8 metres x 2.4 metres shall be provided within the site, exclusive of any garage area and any future garage shall be positioned a minimum of 6 metres back from the highway boundary.
17. The occupation of the existing house known as Church 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 290 of the Town and Country Planning Act 1971 or in forestry or a dependant of such a person residing with him or her, or a widow or widower of such a person.

Reasons for conditions

1. To ensure compliance with Sections 41 to 44 of the Town and Country Planning Act, 1971.
2. To avoid doubt.
3. To safeguard the rights of control by the local planning authority in these respects and in the interests of amenity.
4. To protect the visual character and amenity of the area.
- 5 to 7. The local planning authority is anxious to ensure that the materials used will be in character with the materials in general use in the area.
8. The site of the proposed dwelling is in an area where the local planning authority consider that new residential development should be restricted to that which is essential to the needs of local agriculture or forestry.
- 9, 12 & 13. To protect the amenities of nearby residents in particular and this area of Staintondale in general.
- 10 & 11. To avoid pollution of watercourses and ensure the proposed development has satisfactory sewage disposal facilities.
- 14 to 16. In the interests of the safety and convenience of users of the highway and of the free flow of traffic on the highway.
17. This consent is granted only because the local planning authority are satisfied that two key workers are required to live on this holding. The local planning authority therefore consider it necessary to ensure two dwellings remain available to serve this need so obviating the need for the erection of further new dwellings in the countryside which if approved would detract from the character of the National Park.

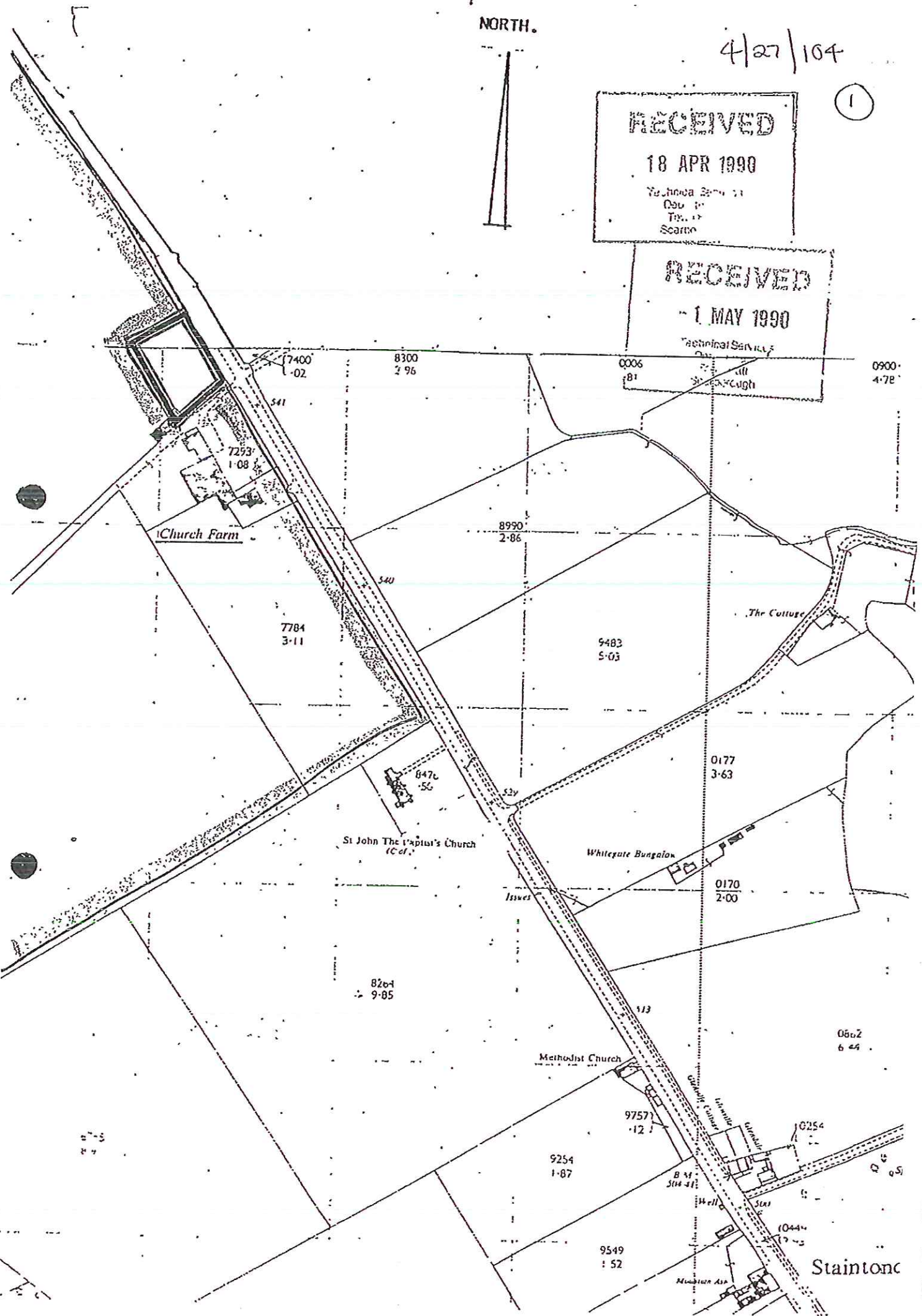
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RECEIVED
 18 APR 1990
 Technical Services
 Dept. of
 Planning
 Scarbro

RECEIVED
 1 MAY 1990
 Technical Services
 Dept. of
 Planning
 Scarborough



Church Farm

St John The Baptist's Church (C of E.)

Whitegate Bungalow

Methodist Church

Stainton

TOWN AND COUNTRY PLANNING ACT, 1971
NORTH YORKSHIRE COUNTY COUNCIL
NORTH YORK MOORS NATIONAL PARK COMMITTEE

NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR
PERMISSION TO CARRY OUT DEVELOPMENT

To Mr E G Bird
c/o Mr Andrew Doughty
10 Princess Street
Scarborough
North Yorkshire

The above named Council being the Planning Authority for the purposes of your application dated the 26th September 1990, in respect of proposed development for the purposes of approval of reserved matters for erection of a farm dwelling (NYM4/27/104/PA refers) at land at Church Farm, Staintondale 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 before 22nd August 1995.
2. The development hereby permitted shall be carried out in accordance with the plans received at the National Park Department on the 1st November 1990 as amended by the plans received at the National Park Department on 10th January 1991.
3. The external walls of the proposed development shall be constructed in natural stone, which shall be coursed and jointed in the local tradition.
4. A one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development shall be constructed on site and approved by the local planning authority before the development commences. The stone panel so constructed shall be retained until the development hereby approved has been completed.
5. The roof of the development hereby permitted shall be clad with traditional natural red clay pantiles.
6. All new window and door frames shall be of timber construction and painted white.
7. 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.

Date 28 JAN 1991



National Park Officer

NOTE:-

No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed Development is situated; or of obtaining approval under any other Bye-Laws, local Acts, orders, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.

TOWN AND COUNTRY PLANNING ACT 1971

Continuation of Decision No. NYM4/027/0104A/PA

Dated 28 JAN 1991

Conditions (Continued)

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
9. Vehicular access, parking and turning shall be formed in accordance with the submitted drawing before the dwelling is first occupied and thereafter maintained clear at all times of any other obstruction.
10. Prior to the commencement of the development hereby permitted, the crossing of the highway verge shall be constructed in accordance with the specification of the local planning authority.
11. Providing ground conditions are suitable, septic tank effluent shall be disposed of via a sub-soil irrigation system no part of which shall be within 6 metres of a watercourse or surface water drain.
12. If ground conditions are unsuitable for the disposal of septic tank effluent via a soakaway system, full details of an alternative method of foul drainage shall be submitted to and approved by the local planning authority.

Reasons for conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act, 1990.
2. To ensure that the development is carried out in accordance with the approved plans.
- 3 to 6. The local planning authority is anxious to ensure that the materials used will be in character with the materials in general use in the area.
7. The site of the proposed dwelling is in an area where the local planning authority consider that new residential development should be restricted to that which is essential to the needs of local agriculture or forestry.
8. The local planning authority is anxious to ensure that the development hereby permitted is suitably screened due to its prominent position in open countryside, in order to protect the visual amenity of the National Park and this area in particular.
- 9 & 10. In the interests of the safety and convenience of users of the highway and of the free flow of traffic on the highway.
- 11 & 12. To avoid pollution of watercourses and ensure the proposed development has satisfactory sewage disposal facilities.