

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 Mr A V Pollock  
C/o Richard Green  
33 Hall Garth Lane  
West Ayton  
Scarborough  
YO13 9JA

The above named Authority being the Planning Authority for the purposes of your application registered 21 January 2005, in respect of proposed development for the purposes of erection of a new agricultural workers dwelling with garage at Morra Head Farm, Harwood Dale 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 the expiration of two years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in accordance with the application plans as amended by the plans received at the National Park Office on the 3 March 2005.
3. 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.
4. The occupation of the existing dwelling known as Park Hill Cottage 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 forestry or a dependant of such a person residing with him or her, or a widow or widower of such a person.
5. 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 the prior written consent of the local planning authority.

Continued/Conditions 6 to 13

*V A Dilcock*

Mrs V A Dilcock  
Chief Planning Officer

Date . . . . . 4 MAY 2005

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Conditions (Continued)

5. 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 the prior written consent of the local planning authority.
6. Details of the stone and tiles, including samples if so required by the local planning authority, to be used for the external surfaces of the development hereby permitted shall be submitted to and approved by the local planning authority before the site is cleared for work to begin and all the stone and tiles used in the construction of the building authorised by the approval shall conform to the details/samples so approved.
7. A one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted shall be constructed on site and approved by the local planning authority before site is cleared for work to begin. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel, unless otherwise agreed in writing by the local planning authority. The stone panel so constructed shall be retained until the development hereby approved has been completed.
8. The roof of the development hereby permitted shall be clad with traditional, non-interlocking, non-pre coloured natural red clay pantiles and thereafter be so maintained.
9. All new window frames, glazing bars and external door frames shall be of timber construction, white painted and thereafter be so maintained.
10. The external face of the frame to all new windows shall be set in a reveal of a minimum of 10 cm from the front face of the adjacent walling and thereafter be so maintained.
11. 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.
12. The rainwater goods utilized in the development hereby permitted shall be coloured black and thereafter so maintained.
13. Notwithstanding the submitted plans the garage doors hereby permitted shall be vertically boarded side hung timber doors, stained dark brown and thereafter be so maintained.

Continued/Conditions

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Conditions (Continued)

14. Prior to the installation of any utility services to the dwelling hereby approved, detailed showing the location of security lighting and cameras and utility meters shall be submitted to and approved in writing by the local planning authority and thereafter be installed in accordance with these details.
15. The garage(s) hereby permitted shall not be used for purposes other than domestic purposes with sufficient space maintained free of obstruction for the parking of motor vehicles associated with the adjacent dwelling.
16. Prior to the site being cleared for work to begin full details of the proposed boundary treatment to the site, including the size and species of any hedging, the materials to be utilised to any walls or fences and the timetable to implement the proposed works, shall be submitted to and approved in writing by the local planning authority. The site boundary works shall then be implemented in accordance with the approved details.
17. 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.
18. Full details of the proposed means of disposal of surface water and foul drainage shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby permitted and shall be provided in accordance with the approved details before the development is brought into use.

Informative

The applicant is advised by North Yorkshire Police to consider incorporating 'Secured by Design' principles into the scheme to reduce the fear of crime and to prevent crime and disorder. Details are available at [www.securedbydesign.com](http://www.securedbydesign.com) or by contacting North Yorkshire Police.

Continued/Reasons for Conditions

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Chief Planning Officer

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Reasons for Conditions

1. The justification for the dwelling is based on the manpower, intensive nature of the farming system and market conditions all of which are changeable. The local planning authority consider a two year implementation date is needed to allow the early re-appraisal of the need for a dwelling in the light of pertaining farm operations at the holding and to accord with the provisions of Local Plan policy F1.
2. To avoid doubt and accord with the provisions of Local Plan policy GP3.
- 3 & 4. The site is located outside a settlement where the adopted housing policies normally seek to resist residential development unless it is essential for the efficient running of an establishment agricultural operation. The proposed dwelling had been justified on the labour requirements of the holding and as such the local planning authority consider that both dwellings should be retained for occupation in connection with the agricultural operations at the farm and to accord with the provisions of Local Plan policy F1.
5. The local planning authority is anxious to ensure the dwelling hereby approved is, and continues to be, of a size appropriate for an agricultural worker and to accord with the provisions of Local Plan policy F1.
- 6 to 13. 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 in accordance with the provisions of Local Plan policy BE6.
14. In the interest of security at the approved dwelling and in accordance with local plan policy GP3.
15. To ensure the retention of adequate and satisfactory provision of accommodation for vehicles generated by the occupiers of the dwelling and visitors to it, in the interest of safety and general amenity of the development and to accord with the provisions of local plan policy T7.
- 16 & 17. To avoid doubt and accord with the provisions of Local Plan policy GP3.
18. To avoid pollution of watercourses and ensure the proposed development has satisfactory sewage-disposal facilities and to reflect the provisions of Local Plan policy U4.

Development Plan policies relevant to the decision

Structure Plan                      EI - Environment

Continued/Local Plan policies

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Development Plan policies relevant to the decision

Local Plan                      GP3 - General Development Policy  
   BE6 - Design of New Development  
   T7 - Access and Road Capacity  
   U4 - Water and Sewerage  
   F1 - Agriculture and Other Essential Rural Workers' Dwellings

Reason for Approval

The proposal would accord with policy F1 of the adopted North York Moors Local Plan in that the functional need for the proposed dwelling has been proven and the proposed size and design would not have a detrimental impact on the landscape.



Mrs V A Dilcock  
Chief Planning Officer