

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 Graham Jones
Hillside Farm
Downdale Road
Staintondale
Scarborough
YO13 0AY

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The above named Authority being the Planning Authority for the purposes of your application validated 10 May 2017, in respect of proposed development for the purposes of **construction of storage building at Hillside Farm, Downdale Road, Staintondale** has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location Plan	N/A	15 February 2017
Indicative Block Plan	N/A	07 February 2017
East Elevation	N/A	19 June 2017
West Elevation	N/A	19 June 2017
North Elevation	N/A	21 June 2017
South Elevation	N/A	21 June 2017

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. The building hereby approved shall be used for agricultural purposes associated with the unit only and for no other purpose. The building shall not be used for domestic or equestrian purposes without a further grant of planning permission for change of use first being obtained from the Local Planning Authority.
4. 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/Conditions

Mr C M France
Director of Planning

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Date 05 JUL 2017

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2017/0100/FL

Conditions (Continued)

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5. The external walls of the development hereby permitted shall be constructed in natural stone, which shall be coursed and jointed in the local tradition.
6. The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
7. The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reasons for Conditions

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 comply with the provisions of NYM Development Policy 12 which seeks to ensure that there is a functional agricultural requirement for the building in the long term.
4. 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.
- 5 & 6. 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 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.
7. 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.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Mr C M France
Director of Planning

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Date **05 JUL 2017**