

**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**

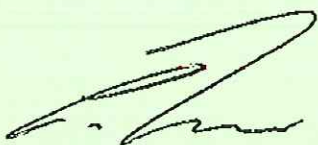
To: Mr John Noble
c/o Bell Snoxell Building Consultants Ltd
fac: Mr Louis Stainthorpe
Pit Farm
Sneatonthorpe
Whitby
YO22 5JG

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The above named Authority being the Planning Authority for the purposes of your application validated 16 February 2017, in respect of proposed development for the purposes of **variation of conditions 4 and 5 of planning approval NYM4/031/0087A/PA to allow external storage and fencing/landscaping (part retrospective) at John Nobles Building Yard, Former Esk Nurseries, Sneaton Lane, Ruswarp**, has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

1. The premises shall be used as a builder's yard and for no other purpose.
2. The use hereby permitted shall be carried on only by the applicant unless otherwise agreed in writing by the Local Planning Authority.
3. There shall be no retail or trade sales of any materials or equipment and no hiring of plants, tools or machinery to the public or trade, without prior written consent of the Local Planning Authority.
4. The builder's materials hereby approved to be stored outside shall not be stacked or deposited above a height of 2.25 metres measured from ground level.
5. The existing trees/hedging on the site shall be retained and shall not be pruned, lopped or felled without the prior written agreement of the Local Planning Authority.
6. All hard and soft landscape works comprised in the approved details of landscaping shall be carried out within the next 28 days, or in accordance with a programme agreed by the Local Planning Authority. Any trees or plants planted in accordance with this condition which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
7. The proposed close boarded fence on the northern boundary of the site shall be 3 metres in height as agreed in the email from Louis Stainthorpe received on the 13 April 2017 11:12.
8. Sufficient space for parking and turning of vehicles shall be retained on site at all times to allow all vehicles to exit the site across the railway line in a forward gear as confirmed in the email from Louis Stainthorpe received on the 7 April 2017 13:25

Continued Reasons for Conditions



Mr C M France
Director of Planning

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Date .. 13 APR 2017

For the Rights of Appeal and Notes See Overleaf

DecisionApprove

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Reasons for Conditions

- 1 to 3. To ensure a low-key level of operation commensurate with the use of the private rail crossing to the site and compatible with the amenities of the locality.
- 4, 5 & 7. In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the special qualities of the National Park.
- 6. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
- 8. In accordance with NYM Development Policy 23 and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of 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 recommended changes to the proposal including the increase of the fence height proposed along the riverside so as to deliver sustainable development.



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Mr C M France
Director of Planning

Date **13** APR 2017