

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 Andrew Shelley
c/o DEB Town Planning and Development Ltd
59 Hurgill Road
Richmond
DL10 4BJ

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The above named Authority being the Planning Authority for the purposes of your application validated 10 April 2017, in respect of proposed development for the purposes of **demolition of existing shooting lodge and associated stores and construction of new shooting lodge at Thimbleby Shooting Ground, Thimbleby**, 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
Ground Floor Plan	1 Rev F	20 June 2017
First Floor Plan	2 Rev E	20 June 2017
North and South Elevations	3 Rev F	20 June 2017
East and West Elevations	4 Rev E	20 June 2017
Proposed site Plan	5 Rev F	20 May 2017
Site Section	7 Rev A	20 June 2017

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

3. The premises shall not be used other than as a shooting lodge for those using Thimbleby Shooting Ground and shall not be used for any other purpose (including any other purpose in Class D2 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. If the use of the building as a shooting lodge associated with Thimbleby Farms ceases, the building shall be removed from the land and the land shall within 2 years of the last use of the site, so far as is practicable, be restored to its condition before development took place unless the Local Planning Authority has otherwise agreed in writing or unless planning permission for change of use of the building has been approved.
5. The Shooting Lodge hereby permitted shall not be open to customers outside the hours of 9am to 10pm Mondays to Saturday and 9.30am to 5pm on Sundays and Bank Holidays. Any variation to these hours will require a new grant of planning consent from the Local Planning Authority.

Continued/Conditions

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Mr C M France
Director of Planning

Date 01 AUG 2017

For the Rights of Appeal and Notes See Overleaf

DecisionApprove

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2017/0261/FL

Conditions (Continued)

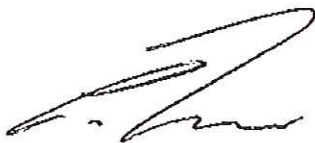
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6. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
7. Within six months of the first use of the building approved under this application all existing steel containers and other detritus shall be removed from the site.
8. Within two months of the Commencement of Development the Owner of the site shall submit the Woodland Scheme to the National Park Authority for approval and when approved the Owner shall fully implement the approved Woodland Scheme. For the benefit of this condition the Woodland Scheme is a scheme for the management of woodland and woodland areas at the Site and Surrounding Land that accords with good environmental, conservation, wildlife habitat and estate management principles and to include long term management of proposed and existing trees and to include a long term programme of new planting and replacement planting to ensure and improve continuous woodland cover in perpetuity.
9. No use of the new Shooting Lodge hereby approved shall take place, until the 'Woodland Management Plan' described in Section 7 of the submitted Visual Appraisal has been submitted and approved by the Local Planning Authority. Thereafter the use shall only take place whilst the approved Woodland Management Plan has been implemented and actively being monitored.
10. No work shall commence on the construction of the building hereby approved until full details of the proposed materials and method of construction have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details.
11. No work shall commence to install the windows and doors in the development hereby approved until details of the colour and finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12. All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
13. The development hereby permitted shall be carried out in accordance with the mitigation measures set out in Section 9 on Page 16 of the submitted Bat Survey dated July 2017.
14. The development hereby permitted shall not be brought into use until the approved renewable energy measures to generate energy on site from renewable sources to displace at least 10% of predicted CO2 emissions have been installed and thereafter maintained in a working condition.

Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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10 1 AUG 2017
Date

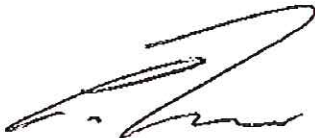
Reasons for Conditions (Continued)

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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. In order to comply with the provisions of NYM Development Policy 13 and 14 and to ensure that there is a functional requirement for the building in the long term to justify an exception being made to normal planning policies which seek to restrict new development in the countryside.
- 5 – 7. 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.
- 8 & 9. 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.
- 10 -12. 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.
13. To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.
14. In order to comply with the provisions of NYM Core Policy D which seeks to ensure that new development contributes to reduce carbon emissions.

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 design and construction methods of the building, so as to deliver sustainable development.



Mr C M France
Director of Planning

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Date 01 AUG 2017