

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 Fiddler
Peony Bank Farm
Aislaby
Whitby
YO21 1SX

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The above named Authority being the Planning Authority for the purposes of your application validated 07 July 2017, in respect of proposed development for the purposes of **change of use for use of Care Home (Class 2) to 50 bedroom workers accommodation for Sirius Minerals PLC employees for temporary period of 5 years at Hawkesgarth Lodge, Station Road, Hawsker**, has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

1. The permission hereby granted is valid only for five years from the date of this permission and the use shall be discontinued and the site restored to its former condition before this consent expires.
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
Site Location Plan		29 Jun 2017
Proposed Block Plan	D11245-03 Rev.A	28 Aug 2017
Email from Andrew Fiddler		14 Sept 2017
Traffic Management Plan		18 Sep 2017

 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The accommodation hereby approved shall not be occupied other than by employees of and contractors working for Sirius Minerals Plc and shall not be used for residential purposes other than temporary workers accommodation. Any use of the accommodation by members of the public will require a further grant of planning permission from the Local Planning Authority.
4. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 45 metres to the south and 24 metres to the north, measured along both channel lines of the major road, Hawsker Lane from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Continued/Conditions



Mr C M France
Director of Planning

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13 OCT 2017
Date

Conditions (Continued)

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- 5. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 19 metres to the west and 14 metres to the east, measured along both channel lines of the major road Summerfield Lane from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 6. The accommodation hereby approved shall not be occupied until the related parking facilities have been constructed in accordance with the approved drawing D11245-03 Rev.A. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 7. Prior to the first occupation of the accommodation hereby approved, the terms and conditions of the Travel Management Plan received on 18 September 2017 shall be implemented and the development shall thereafter be carried out and operated in accordance with the approved Travel Plan unless agreed otherwise in writing with the local planning authority in consultation with the local highway 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. The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for temporary workers accommodation has been permitted to provide facilities for employees of Sirius Minerals PLC.
- 4 & 5. In accordance with NYM Development Policy 23 and in the interests of road safety.
- 6. 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.
- 7. In accordance with NYM Development Policy 23 and to establish measures to encourage more sustainable non-car modes of transport vehicles in the interests of highway safety.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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Mr C M France
Director of Planning

13 OCT 2017
Date