

**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 St Hedda's RC Primary School  
c/o BHD Partnership  
fao: Tim Harrison  
Airy Hill Manor  
Waterstead Lane  
Whitby  
North Yorkshire  
YO21 1QB

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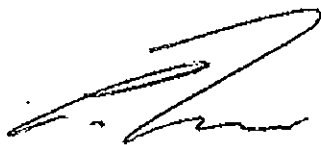
The above named Authority being the Planning Authority for the purposes of your application validated 27 September 2012, in respect of proposed development for the purposes of **construction of dining hall building with meeting rooms and storage space above following demolition of existing prefabricated building at St Hedda's RC Primary School, Egton Bridge** 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
Site Plan	D10079-01 Rev B	26 September 2012
Community Use E-mail	N/A	14 November 2012
Proposed Plan and Elevations	D10079-10 Rev F	15 November 2012
Proposed North Elevation	D10079-12 Rev D	15 November 2012
Proposed Plan and Elevations	D10079-10 Rev G	28 February 2013

 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. 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.
4. The school building hereby approved shall not be brought into use until details in connection with the ventilation and extraction equipment have been submitted in writing to the Local Planning Authority for approval. The use shall then only be carried out in accordance with the approved ventilation and extraction equipment.

Continued/Conditions



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Mr C M France  
Director of Planning

- 8 MAR 2013  
Date .....

TOWN AND COUNTRY PLANNING ACT 1990

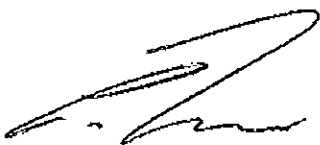
Continuation of Decision No. NYM/2012/0660/FL

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Conditions (Continued)

5. No work shall commence on the construction of the walls of the development hereby permitted until constructional draws of the timber cladding to be used together with samples to be used for the external surfaces of the development including for walling and dressings have been submitted to and approved in writing by the Local Planning Authority. The cladding used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
6. The roof of the development hereby permitted shall be clad in natural slate to match the roof of the existing buildings in the immediate vicinity in terms of materials, colour and course height and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority. No work shall commence on the construction of the roof of the development hereby permitted until a sample of the roof tile to be used in the development has been submitted to and approved in writing by the Local Planning Authority. The roof tile used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
7. No work shall commence on the installation of any window or door in the development hereby approved until a sample of the finish of the external doors and windows have been submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8. The rooflights to be installed in the development hereby permitted shall be a conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.
9. No work shall local commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10. Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for tree/shrub planting in the far north west corner of the site together with the raised beds already proposed and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Continued/Conditions



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Director of Planning

COPY 87

Date - 8 MAR 2013

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2012/0660/FL

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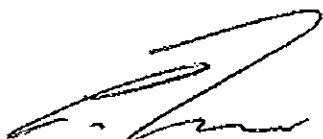
Conditions (Continued)

11. All hard and soft landscape works comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, 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.
12. No work shall commence to clear the site in preparation for the development hereby permitted until 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. The boundary treatment shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
13. No work shall commence to clear the site in preparation for the development hereby permitted until full details of the hardsurfacing to be utilised on the site have been submitted to and approved in writing by the Local Planning Authority, including a timetable to implement the proposed works. The hard landscaping works shall then be implemented in accordance with the approved details. The hard landscaping shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
14. The use of the building hereby permitted shall only be open as a community library between the hours of 15.15pm to 17.15pm on Tuesdays and 10.00am to 12.00pm on Saturdays. Any variation to these hours will require a new grant of consent from the Local Planning Authority.

Informative

You are advised to liaise with Environmental Health with regard to health and safety matters concerning relocation of the kitchen facility.

Continued/Reasons for Conditions



Mr C M France  
Director of Planning

COPY 31

- 8 MAR 2013  
Date .....

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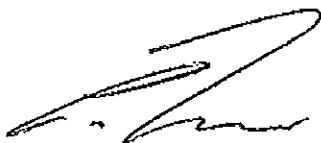
**Reasons for Conditions**

- 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 - 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 - 9 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.
- 10- 12 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.
- 13. In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.
- 14. In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seek to conserve and enhance the special qualities of the NYM National Park.

**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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Continued/ Development Plan Policies  
Relevant to the Decision



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Director of Planning

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Date ... 8 MAR 2013

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2012/0660/FL

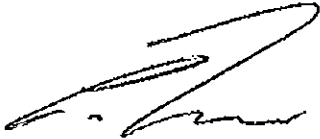
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**Development Plan Policies Relevant to the Decision**

Local Development Framework CPG – Landscape, Design and Historic Assets  
CPI – Community Facilities  
DP4 – Conservation Areas  
DP5 – Listed Buildings

**Reason for Approval**

It is considered that the proposal complies with Core Policies G and I and Development Policies 4 and 5 and the NYM Local Development Framework by virtue of replacing an existing dilapidated building within the Conservation Area with a development which is considered to be more compatible within a sensitive setting within the Conservation Area. Furthermore it proposes a building which is more in keeping with the Conservation Area and provides the opportunity for an improved community facility for future generations to enjoy.



Mr C M France  
Director of Planning

Date ... - 8 MAR 2013

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