

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 Mrs Caroline Cuthbertson  
Graystone Farmhouse  
Newholm  
Whitby  
North Yorkshire  
YO21 3QR

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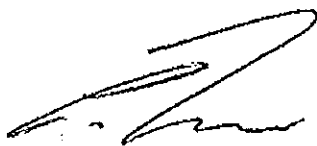
The above named Authority being the Planning Authority for the purposes of your application validated 29 October 2013, in respect of proposed development for the purposes of **relocation and replacement of oil tank and erection of shed at Graystone Farmhouse, Newholm** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

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   |
|-----------------------------|----------------|-----------------|
| Red/blue line location plan | Land registry  | 29 October 2013 |
| Photograph of oil tank      |                | 29 October 2013 |
| Location of oil tank        |                | 29 October 2013 |
| Location of shed            |                | 29 October 2013 |
| Shed side elevation         |                | 29 October 2013 |
| Shed front elevation        | C Agar Joinery | 29 October 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 (if any) 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 external timber cladding of the building hereby approved shall be stained dark brown and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. No trees, shrubs or hedges in the field to the west of Graystone Farmhouse shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Continued/Reasons for Conditions



Mr C M France  
Director of Planning

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Date: . . . 17 DEC 2013

DecisionApprove

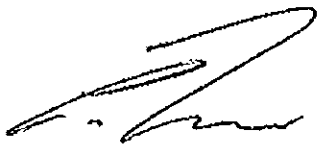
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**Reason(s) for Condition(s)**

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 Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
4. 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.
5. In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

**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

Date **17 DEC 2013**

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