

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 Robert Arnott
35 The Chase
Hollybush Green
Collingham
Wetherby
Leeds, West Yorkshire LS22 5BE

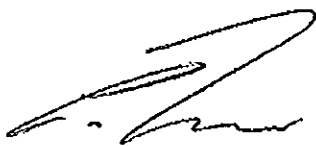
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The above named Authority being the Planning Authority for the purposes of your application validated 14 August 2014, in respect of proposed development for the purposes of **variation of condition 7 of planning approval NYM/2012/0333/FL to allow installation of white steel sectional garage door at Chapel Cottage, 2 Mill Lane, Iburndale** has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

1. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Email for Robert Arnott to Ailsa Teasdale showing the proposed door design (with 3 horizontal windows in the top section) or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.		11 September 2014 15:30
2. The development hereby permitted shall be used as a domestic workshop or for domestic storage incidental to the occupation of 2 Mill Lane and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
3. No machinery shall be operated from the building hereby approved before 08.00hrs nor after 20.00hrs without the prior written agreement of the Local Planning Authority
4. 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.
5. The window frames, glazing bars, external doors and door frames on the East elevation shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Informative



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Mr C M France
Director of Planning

- 9 OCT 2014
Date

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Informative

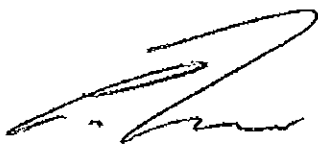
The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com

Reasons for Conditions

1. 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.
2. In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would be likely to adversely affect the amenities of existing and future occupiers of the site and to accord with the provisions of NYM Development Policy 19.
- 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. 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.

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 design of the proposed garage door to ensure the building remains secure and fit for a storage purpose and does not take on an overly domestic form, so as to deliver sustainable development.



Mr C M France
Director of Planning

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Date .. - 9 OCT 2014