

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 North Yorkshire Council Business & Environmental Services
County Hall
Racecourse Lane
Northallerton
North Yorkshire
DL7 8AH

The above named Authority being the Planning Authority for the purposes of your application registered 20 November 2012, in respect of proposed development for the purposes of **construction of a 450 space park and ride facility together with associated highway alterations and landscaping works (resubmission following expiration of NYM/2008/0621/EIA) at OS Field 3618 bounded by Gulsborough Road, A171, B1460 and Barkers Lane, Whitby** has considered your said application and has granted permission for the proposed development subject to the following condition(s):

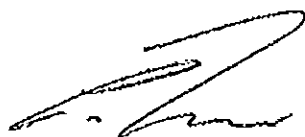
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location Plan	WPR/PL/001	09 November 2012
Proposed Layout	WPR/PL/003	09 November 2012
Proposed Floor Plan	BAB12010/AR-100	09 November 2012
Proposed Elevations	BAB12010/AR-200	09 November 2012
3D Images	BAB12010/AR-201	09 November 2012
Cross Sections	08514580139.02	09 November 2012
Planting Plan	ES5.2A	09 November 2012
Planting Details	ES5.2B	09 November 2012
Proposed Drainage Layout	WPR/PL/0004	09 November 2012
Solar Panels Brochure		07 January 2013
Dry Stone Wall Detail	WPP/PL/008	15 January 2013

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

3. The application site shall be used only for the operation of a Park and Ride scheme. In the event of the site not being used as a Park and Ride site for a period in excess of 18 months all signs, seats, roads, hard standings and buildings on the site shall be removed and the site shall be restored as pasture land or native woodland within a period of a further six months.

Continued/Conditions



Mr C M France
Director of Planning

Date **22 JAN 2013**

Decision Approve

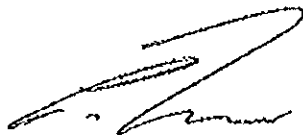
Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0757/EIA

Conditions (Continued)

4. The landscaping scheme shown on the approved plans shall be implemented in every respect in accordance with the plans in the first planting season following commencement of construction of the access road and formal car parking area. Thereafter if any tree or shrub dies or is diseased or dying within a period of ten years from the date of its first planting it shall be replaced with a tree or shrub of a similar size and species. The approved planting scheme shall be retained on site in perpetuity unless the prior written consent of the Local Planning Authority is granted to an amendment to this scheme.
5. Notwithstanding the submitted plans, prior to the first use of the site as a car park/bus interchange full details of all anti-crime measures to be installed on the site and included in the operation of the scheme shall be submitted to and approved by the Local Planning Authority.
6. Prior to the construction of the waiting room/toilet facility building full details of all external walling, roof and window materials shall be submitted to the Local Planning Authority and approved in writing. Thereafter the building shall only be constructed in accordance with these approved details and shall be so retained unless otherwise agreed with the Local Planning Authority.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 Schedule 2, Part 2, Class A (or any order revoking and re-enacting that Order), no gates, walls fences or other means of enclosure shall be erected without a further grant of planning permission being obtained from the Local Planning Authority.
8. The site shall only be open to the public for car parking and access to buses during the following times:
1 April until 30 April and 1 October until 31 October - 08.00 am until 06.00 pm
1 May until 30 September - 07.00 am until 09.00 pm
1 November until 31 March - 08.30 am until 06.00 pm
Outside of these hours there shall be no parking of any kind of vehicle or siting of any temporary structure on the site and the site shall be secured and locked to prevent public access.
9. No means of external lighting or illumination shall be installed on the site without the prior written approval of the Local Planning Authority. Thereafter only illumination and lighting that conforms to the approved details shall be erected on the site.
10. All waiting rooms hereby approved as part of the development shall make provision for display of tourism and interpretation information related to both Whitby and the National Park the details of which shall be submitted to the Local Planning Authority for written approval prior to and implemented before the first use of the Park and Ride scheme by the public and the facility shall thereafter be retained as approved

Continued/Conditions



Mr C M France
Director of Planning

22 JAN 2013
Date

Town and Country Planning Act 1990

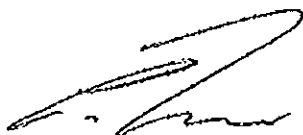
Continuation of Decision No. NYM/2012/0757/EIA

Conditions (Continued)

11. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:
 - (i) The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
 - (ii) An independent Stage 2 Safety Audit has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations.
 - (iii) A programme for the completion of the proposed works has been submitted.The required highway improvements shall include the new roundabout at the junction of the A171 and B1460
12. Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority:

The new roundabout at the junction of the A171 and B1460
13. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas
 - (i) have been constructed in accordance with the submitted drawing (Reference WPR/PL/003) and
 - (ii) are available for use unless otherwise approved in writing by the Local Planning Authority.Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
14. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.
15. No external lighting equipment shall be used other than in accordance with details previously approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Continued/Conditions



Mr C M France
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Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0757/EIA

Conditions (Continued)

16. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:
- i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway;
 - ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

17. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principle and an assessment of the hydrological and hydrogeological context of the development, has been submitted in writing and approved by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is brought into use.

The scheme shall also include:

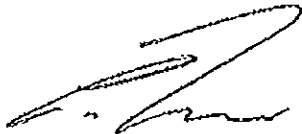
Surface water run-off will be restricted to a discharge rate of 1.4l/s/ha.

A minimum of 722m³ attenuation storage will be provided.

Details of how the scheme shall be maintained and managed after completion.

18. The development hereby approved shall not be commenced until such time as a scheme to dispose of foul water has been submitted in writing to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the development being brought into use.
19. The development hereby approved shall not be commenced until such time as a scheme to install oil and petrol separators has been submitted in writing to and approved by the local planning authority. The development shall then be completed in accordance with the approved details prior to the development being brought into use.
20. Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the package of offsite works to be delivered using the local highway authority's powers outside the planning legislation have been constructed and are available for use.

Continued/Informative(s)



Mr C M France
Director of Planning

Date .. 22 JAN 2013 ..

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Continuation of Decision No. NYM/2012/0757/EIA

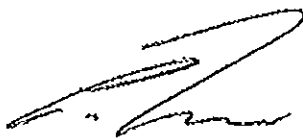
Informative(s)

1. 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
2. Your attention is brought to the content of a letter received on 20 December 2012 from the Environment Agency.

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. The Local Planning Authority do not consider this site to be generally suitable for development but recognise the need for a Park and Ride facility in this location and to comply with the provisions of Development Policy 24 of the Local Development Framework.
4. To ensure a high quality, substantial planting scheme is included which gives a high level of screening and to comply with NYM Core Policy A and NYM Development Policy 24.
5. The Local Planning Authority recognises its duties under the 1998 Crime and Disorder Act and wishes to ensure inclusion of crime prevention measures that are commensurate with the character of the area
- 6 & 10. 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.
7. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.
8. The Local Planning Authority would wish to control the operation of this site to main daylight hours and would not wish to see the site used for permanent access and parking and to comply with NYM Core Policy A.

Continued/Reason(s) for Condition(s)



Mr C M France
Director of Planning

Date 22 JAN 2013

