

Decision No. NYM/2014/0720/FL

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

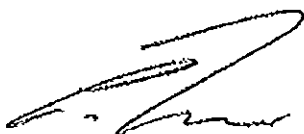
To: St Athanasius  
c/o Mr David Green  
2 Harrowing Drive  
Whitby  
North Yorkshire  
YO21 1JW

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The above named Authority being the Planning Authority for the purposes of your application validated 17 October 2014, in respect of proposed development for the purposes of erection of a replacement lean-to livestock building (part retrospective) (revised scheme to NYM/2014/0123/FL) at St Athanasius Monastery, Langdale End, Scarborough 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 approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved 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 external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
5. The external elevations of the dark brown hereby approved shall, within three months of first being brought into use, be clad in vertical timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
6. Within three months of the date of this permission, full details of the proposed means of disposal of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. Any use of the building shall cease until the drainage works have been completed in accordance with the approved details.

Continued/Conditions



Mr C M France  
Director of Planning

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12 DEC 2014

Date: .....

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Conditions (Continued)

- 7. If the use of the building for the purposes of agriculture within the unit permanently ceases within five years from the date on which the development was substantially completed, the building shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place unless the Local Planning Authority has otherwise agreed in writing or unless planning permission for change of use of the building to a purpose other than agriculture has been approved.
- 8. 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.

Informative(s)

The discharge of clean roof water to ground is acceptable provided that all roof water down-pipes are sealed at ground level to prevent against pollutants entering the system from surface run-off or other forms of discharge.

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 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.
- 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.

Continued/Reasons for Conditions

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Mr C M France  
Director of Planning

12 DEC 2014  
Date: .....

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2014/0720/FL

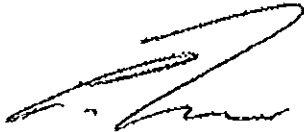
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Reasons for Conditions (Continued)

- 6. The development is located in a groundwater Source Protection Zone 1 (SPZ1) for important public drinking water supplies. Livestock slurry and washings from the building need to be appropriately managed to reduce the risk to the underlying groundwater to an acceptable level.
- 7. In order to comply with the provisions of NYM Development Policy 12 which seeks to ensure that there is a functional requirement for the building in the long term to justify an exception being made to normal planning policies which seek to restrict new development in the countryside.
- 8. 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.

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.



Mr C M France  
Director of Planning

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12 DEC 2014

Date .....

