

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

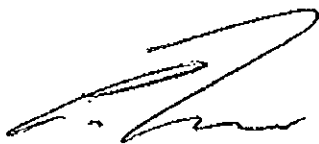
To Mr Mathew Else  
C/o Stuart Copeland Associates  
Ainsty House  
Uppleby  
Easingwold  
York YO61 3BB

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The above named Authority being the Planning Authority for the purposes of your application registered 8 March 2010, in respect of proposed development for the purposes of **outline application for construction of an agricultural worker's dwelling at Grange Farm, Staintondale** have considered your said application and have **granted** permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be begun on or before whichever is the later of the following dates:
  - i) Three years from the date of this permission
  - ii) The expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
2. The development hereby permitted shall not be commenced until details of the following reserved matters have been submitted to and approved by the Local Planning Authority:
  - a) The siting, design and external appearance of the building, including a schedule of external materials to be used
  - b) The means of access to the site
  - c) The landscaping of the site
  - d) The existing ground levels and proposed finished floor and ground levels
3. 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.
4. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act, 1990, or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H and within Schedule 2, Part 2, Classes A to C of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
6. The external walls of the development hereby permitted shall be constructed in natural stone, which shall be coursed and jointed in the local tradition.

Continued/Conditions



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Mr C M France  
Director of Planning

07 JUN 2010  
Date: .....

DecisionApproveAgent

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0168

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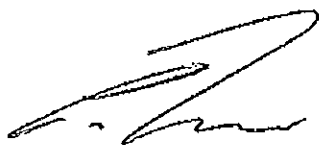
Conditions (Continued)

7. No work shall commence on the excavation works for the development hereby permitted until a one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel, unless otherwise agreed in writing by the Local Planning Authority. The stone panel so constructed shall be retained until the development hereby approved has been completed.
8. The roof of the development hereby permitted shall be clad with traditional, non-interlocking, non-pre coloured natural red clay pantiles and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
9. The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained.
10. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.
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 hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
  - (i) vehicular and cycle parking
12. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved:
  - (i) have been constructed in accordance with the approved drawing
  - (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.

Informative

The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Continued/Reasons for Conditions



Mr C M France  
Director of Planning

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Date: . . . . . 07 JUN 2010

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0168/OU

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**Reasons for Conditions**

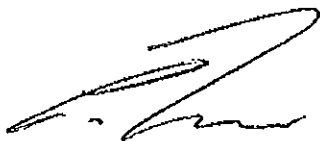
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. In order that the Local Planning Authority can ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
3. The site of the proposed dwelling is in an area where Core Policy J of the North York Moors Local Development Framework and Planning Policy Statement 7, Annex A which seek to restrict new residential development to that which is essential to the needs of local agriculture to comply with the provisions of NYM Core Policy A.
4. 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 Core Policy A and NYM Development Policy 3.
- 5 to 7. 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.
- 8 & 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. In accordance with NYM Development Policy 23 and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.
11. In accordance with NYM Development Policy 23 and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

**Development Plan policies relevant to the decision**

Local Development Framework – CPJ – Housing

**Reason for Approval**

The outline application for an agricultural workers dwelling at Grange Farm is considered to be acceptable as it has been satisfactorily demonstrated that there is an essential need for a further unit of accommodation to house an additional farm worker on the farm stead, and that there is no suitable accommodation available in the locality. The proposal is therefore in accordance with Core Policy J of the Local Development Framework.



Mr C M France  
Director of Planning

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Date: . . . 07 JUN 2010