

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

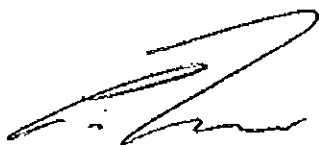
To Mr Peter Rawson  
Fantails Farm  
Raw  
Near Whitby  
North Yorkshire YO22 4PP

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The above named Authority being the Planning Authority for the purposes of your application registered 20 April 2010, in respect of proposed development for the purposes of **erection of a domestic timber workshop at Fantails Farm, Raw** 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 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. There shall be no retail sales from the premises the subject of the permission hereby approved without the prior written agreement of the Local Planning Authority.
4. The development hereby permitted shall be used as a domestic workshop and bee keeping activities incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted or use of the building to permanent residential accommodation or any form of overnight accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
5. The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey or as may otherwise be agreed in writing with the Local Planning Authority.
6. The external elevations of the building hereby approved shall be clad in horizontally boarded timber and coloured dark brown unless otherwise agreed in writing by the Local Planning Authority.
7. No trees, shrubs or hedges along the front (north east) boundary of the site 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 5837 (2005) Recommendations for Tree Work. 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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12 JUL 2010

Date: .....

DecisionApprove

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0250/FL

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**Reasons for Conditions**

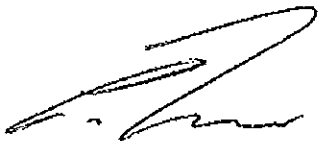
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
3. In order to enable the Local Planning Authority to retain control over any retail activity at the premises and to ensure compliance with NYM Core Policy A and NYM Development Policy 18.
4. 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 not normally be permitted in line NYM Core Policy J and would be likely to adversely affect the amenities of existing and future occupiers of the site.
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 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.
6. 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 comply with the provisions of NYM Core Policy C which seeks to ensure that trees, woodlands and hedgerows of landscape amenity, nature conservation or historical value are safeguarded.

**Development Plan policies relevant to the decision**

Local Development Framework - DP19 – Householder Development

**Reason for Approval**

The proposed workshop building would not have a detrimental impact on the amenities enjoyed by neighbouring properties, or the character of the immediate locality or the wider landscape of the National Park. The proposal is therefore in accordance with Development Policy 19 of the NYM Local Development Framework.



Mr C M France  
Director of Planning

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12 JUL 2010  
Date: .....