

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

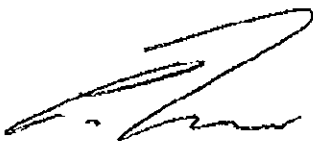
To Mr Clive Proctor
Forest Edge
Troutsdale
Snainton
Scarborough
North Yorkshire
YO13 9PS

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The above named Authority being the Planning Authority for the purposes of your application registered 11 August 2010, in respect of proposed development for the purposes of **conversion and alterations to existing garage to form 1 no. loose box together with the erection of 1.no loose box and storage barn at Forest Edge, Troutsdale** 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 permitted shall not be carried out other than in accordance with the application plans as amended by the plans received by the National Park Authority on 18 August 2010 and the letter received on 28 September 2010, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. No work shall commence on the construction of the walls of the development hereby permitted until details of the stone including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority and the stone used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
4. 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.
5. All new doors and garage doors hereby approved shall be of timber construction and painted to match existing paintwork and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6. No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Conditions



Mr C M France
Director of Planning

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06 OCT 2010

Date:

DecisionApprove

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0590/FL

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Conditions (Continued)

7. No work shall commence on the walls of the development hereby approved until a sample of the vertical timber boarding and stain has been submitted to and approved in writing by the Local Planning Authority.
8. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.
9. There shall be no storage of materials on land within 25 metres of Troutsdale and Rosekirk Fens Site of Special Scientific Interest, all material shall be stored on land situated to the south of the dwelling.

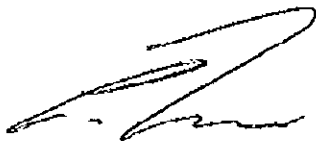
Informatives

1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development particularly for roof works mid April to mid October, work must stop immediately and Natural England contacted on 01904 435500 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given Natural England's contact details.
2. The applicant's attention is drawn to the fact that if any vegetation removal is required to facilitate the development then this shall be undertaken outside the bird breeding season, which is generally taken to be between March and September inclusive.
3. Appropriate construction management principles should be used throughout the development and which will include damping down of sand (if applicable) and the use of bunds for any fuels used.

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 that the details of the development comply with the provisions of NYM Core Policy A and Development Plan Policy 3.
- 3 to 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 to 8. 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.
9. In order to comply with the provisions of NYM Core Policy C which seeks to protect species protected under national and international legislation.

Continued/Development Plan policies



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Mr C M France
Director of Planning

06 OCT 2010
Date:

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0590/FL

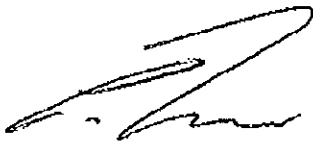
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Development Plan policies relevant to the decision

Local Development Framework - DP19 – Householder Development

Reason for Approval

The proposed conversion of the garage to form stable and detached stable and store building is closely associated to the host property and is of a scale, design and materials appropriate for its intended use and which respects the character and form of this Listed property. The proposal is therefore considered to comply with the requirements of Development Policy 19 of the NYM Local Development Framework.



Mr C M France
Director of Planning

Date **06 OCT 2010**

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