

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

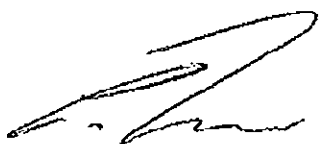
To Church Farm (Staintondale) Ltd
C/o Mr Richard Winn
Old Barn Cottage
Middle Farm
Allerston
Pickering
North Yorkshire
YO18 7PG

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The above named Authority being the Planning Authority for the purposes of your application registered 24 August 2010, in respect of proposed development for the purposes of **change of use of former chapel to holistic therapy and teaching centre together with formation of car parking and alterations to access at Former Methodist Chapel, 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 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 email received at the National Park Authority on the 12 October 2010 and two emails received 19 October 2010, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The premises shall not be used other than as holistic therapy and teaching centre and shall not be used for any other purpose including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order, 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
4. All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing.
5. The roof of the development hereby permitted shall be clad in natural slate to match the roof of the existing building in terms of materials, colour and course height and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
6. All new doors and garage doors hereby approved shall be of a vertical boarded, ledged, braced (and framed) timber design, side hung 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.

Continued/Conditions



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Mr C M France
Director of Planning

19 OCT 2010
Date:

DecisionApproveAgent

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0676/FL

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Conditions (Continued)

- 7. All new window frames, glazing bars and external door frames shall be of timber construction, painted white and thereafter the door/window frames and glazing bars shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
- 8. 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.
- 9. All rainwater goods shall be black painted cast iron and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.
- 10. No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of foul water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details
- 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 until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
 - (i) The crossing of the highway verge and/or footway shall be constructed in accordance with the submitted details
 All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.
- 12. There shall be no access or egress by any vehicles between the highway and the application site until:
 - (i) The surface water ditch at Methodist Chapel, Staintondale has been piped in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.
- 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 1302-3)
 - (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.

Continued/Informatives

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Mr C M France
Director of Planning

19 OCT 2010

Date:

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0676/FL

Informatives

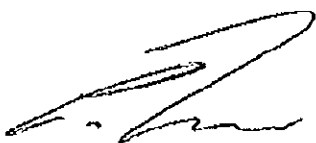
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1. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in condition 11.
2. It is recommended that the applicant consult with the Internal Drainage Board, the Environment Agency and/or other drainage body as defined under the Land Drainage Act 1991. Details of the consultations shall be included in the submission to the Local Planning Authority. The structure may be subject to the Highway Authority's structural approval procedures.
3. Under the terms of the Water Resources Act 1991, prior written consent from the Environment Agency is normally required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of surface water to such controlled waters. Such consent may be withheld. (Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters). Failure to obtain Consent may result in enforcement action being taken by the Environment Agency.

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. In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (General Permitted Development Order) 2005 and to comply with the provisions of NYM Core Policy A and safeguard the amenities of adjacent occupiers.
- 4 & 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 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. To avoid pollution of watercourses and to comply with the provisions of NYM Development Policy 1 which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.
11. In accordance with NYM Development Policy 23 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

Continued/Reasons for Conditions



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Mr C M France
Director of Planning

19 OCT 2010

Date:

TOWN AND COUNTRY PLANNING ACT 1990

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Continuation of Decision No. NYM/2010/0676/FL

Reasons for Conditions (Continued)

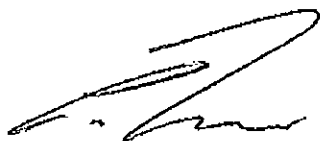
12. In accordance with NYM Development Policy 23 and to ensure satisfactory highway drainage in the interests of highway safety and the amenity of the area.
13. In accordance with NYM Development Policy 23 and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

Development Plan policies relevant to the decision

Local Development Framework - CPH – Rural Economy
DP3 – Design
DP8 – Conversion of Traditional Rural Buildings
DP10 – New Employment and Training Development

Reason for Approval

The proposed change of use and alterations to the former Methodist Chapel are considered to provide a new employment opportunity within the National Park by utilising a sound and historic building of architectural interest. It has been demonstrated that the building is capable of conversion and the proposed alterations are considered to be sympathetic, appropriate for the building and provide a safe access for all potential users of the premises. The proposal is therefore considered to accord with the requirements of Core Policy H and Development Policies 3, 8 and 10 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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Date: 19 OCT 2010