

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

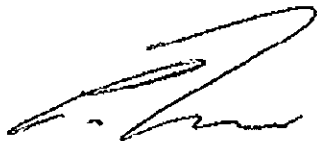
To Mr Benjamin Pullen
Meeting House Farm
Staintondale
Scarborough
North Yorkshire
YO13 0EL

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The above named Authority being the Planning Authority for the purposes of your application registered 25 May 2011, in respect of proposed development for the purposes of **change of use of land to form a manege and erection of associated fencing at Meeting House 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 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 commercial use of the manege hereby permitted and it shall be used only for the horses kept for hobby/domestic purposes ancillary to the occupation of the property known as Meeting House Farm and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
4. 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.
5. No work shall commence to clear the site in preparation for the development hereby permitted until scaled plans showing the finished floor level of the manege hereby permitted in relation to existing ground levels have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the details so approved.
6. The top external surface of the manege hereby permitted shall be covered in dark coloured bark or rubber chippings and thereafter be so maintained or as may otherwise be agreed in writing with the Local Planning Authority.

Continued/Conditions



Mr C M France
Director of Planning

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Date: ... 18 JUL 2011

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Conditions (Continued)

7. No work shall commence to clear the site in preparation for the development hereby permitted until details of a landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for a matching indigenous planted hedge to western boundary of manage and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting.
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.

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 comply with NYM Development Policy 19 which seeks to ensure that proposals for maneges are well related to a domestic curtilage and to enable the Local Planning Authority to control any commercial use of the stables which could give rise to conditions detrimental to the special qualities of the National Park and the residential amenities of adjoining occupiers which would be contrary to NYM Core Policy A.
4. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.
5. In order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that new development is of a good quality and respects the character of the locality.
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 & 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.

Continued/Development Plan policies

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Mr C M France
Director of Planning

Date: . . . 18 JUL 2011

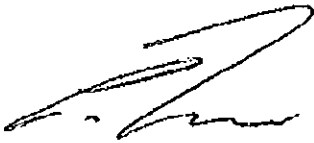
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Development Plan policies relevant to the decision

Local Development Framework - DP19 – Householder Development

Reason for Approval

The proposed manage would be well related to the existing property in terms of its size and siting and would not have a detrimental impact on the wider landscape. As such the proposal complies with Development Policy 19 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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Date 18 JUL 2011