

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

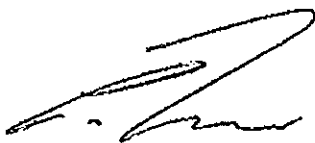
To Mr David Elliott
Oldridges
29 East Sandgate
Scarborough
North Yorkshire YO11 1PR

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The above named Authority being the Planning Authority for the purposes of your application registered 28 July 2011, in respect of proposed development for the purposes of **erection of domestic timber storage building at Whinmoor, Browside, Stoupe Brow, Ravenscar** 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. No work shall commence to clear the site in preparation for the development hereby permitted until scaled plans showing the finished ground levels of the building and slipway hereby permitted in relation to the surrounding land form have been submitted to and approved in writing with the Local Planning Authority. The work shall not be carried out other than in accordance with the details so approved.
4. No external lighting shall be installed in the development hereby permitted without a further grant of planning permission from the Local Planning Authority.
5. The external timber cladding of the building hereby approved shall be stained dark brown 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 construction of the sedum roof of the development hereby approved until a sample of the roofing material to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The roof material used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7. All hard and soft landscape works comprised in the approved details of the application shall be carried out no later than the first planting and seeding seasons following the completion of the development, 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.

Continued/Conditions



Mr C M France
Director of Planning

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Date: . . . 22 SEP 2011

DecisionApprove

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2011/0497/FL

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Reasons for Conditions

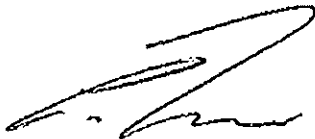
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
3. In order to 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.
4. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.
- 5 & 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 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.

Development Plan policies relevant to the decision

Local Development Framework - CPC – Natural Environment, Biodiversity and Geodiversity
DP1 – Environmental Protection
DP3 – Design
DP19 – Householder Development

Reason for Approval

Whilst the proposed building would be located a relatively long distance from the host property, due to the constraints of the site and its location set into the sloping sides of the site, it is considered to be in a position which is not unduly prominent in the landscape and would therefore not detract from the character of the area. The design, materials and finish of the proposed building are considered to be acceptable and the proposed landscaping would further reduce the impact of the building. The proposal is therefore considered to comply with Development Policy 19, Development Policy 3, Core Policy C and Development Policy 1 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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Date .. 22 SEP 2011