

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 JP, JM & JM Hutchinson  
fao: Mr Mark Hutchinson  
Spikers Hill Farm  
Cockrah Road  
West Ayton  
Scarborough  
North Yorkshire  
YO13 9LB

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The above named Authority being the Planning Authority for the purposes of your application registered 25 August 2011, in respect of proposed development for the purposes of **erection of a 15 kW wind turbine (maximum height 20.9 metres to blade tip) at Spikers Hill Farm, Cockrah Road, West Ayton** have considered your said application and have **granted** permission for the proposed development subject to the following conditions:

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 at the National Park Authority on the 14 September 2011, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. If the use of the turbine hereby approved permanently ceases, it shall be removed from the land within one year of that cessation and the land shall, as far as practical, be restored to its condition before development took place.

**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. For the avoidance of doubt and to comply with NYM Core Policy A and Development Policies, which seek to ensure that, development does not have an unacceptable impact on the wider landscape.

**Development Plan policies relevant to the decision**

Local Development Framework – CPA - Delivering National Park Purposes and Sustainable Development  
CPD - Climate Change

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Continued/Reason for Approval

Mr C M France  
Director of Planning

Date **13 OCT 2011**

DecisionApprove

For the Rights of Appeal and Notes See Overleaf

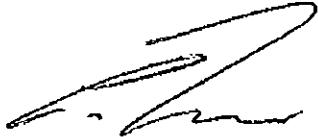
TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2011/0545/FL

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**Reason for Approval**

The proposed wind turbine is considered unlikely to have any adverse impact on the character and appearance of the landscape of this part of the National Park. The proposal is therefore considered to accord with the guidance contained in PPS 22, Core Policy A and Core Policy D of the North York Moors Local Development Framework and approval is recommended.



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Mr C M France  
Director of Planning

Date ..... **13 OCT 2011**