

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

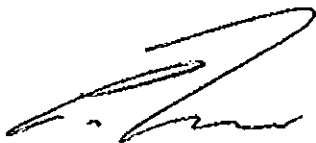
To Mrs Harland
C/o Mr Paul Ware
24 Westfield Avenue
Newby
Scarborough
North Yorkshire
YO12 6DG

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The above named Authority being the Planning Authority for the purposes of your application registered 24 August 2011, in respect of proposed development for the purposes of **alterations to retaining wall and creation of a ramped access (part retrospective) at 60 Iburndale Lane, Sleights** 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 calendar months from the date of this permission and completed within four calendar months from the date of this permission unless otherwise agreed in writing by this Authority.
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 12 September 2011, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. 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.
4. 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.
5. No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of surface 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.

Continued/Conditions



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Mr C M France
Director of Planning

18 OCT 2011
Date:

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2011/0569/FL

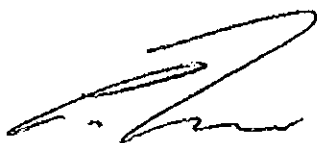
Conditions (Continued)

6. 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 in connection with the construction of the access road or building(s) or other works until:
 - (i) The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
The required highway improvements shall include:
 - b. reinstatement of the highway verge with soil and grass adjacent to the proposed retaining structure and / or footway construction at the end of the proposed ramp.
7. Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number 6 above: Reinstatement of the highway verge with soil and grass adjacent to the proposed retaining structure and / or footway construction at the end of the proposed ramp.

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com
2. In relation to condition 6 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 this condition.
3. The applicant is advised that prior to any works which would affect the support of material falling onto the highway, details for the design and construction of any structures supporting the highway must be approved in writing by the Local Highway Authority in accordance with NYCC 'Technical Approval Procedure for Developers Structures'. The structures shall then be constructed strictly in accordance with the details approved.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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Date: 18 OCT 2011

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Reasons for Conditions

1. To prevent any further harm to the amenity of the locality and Highway safety and to ensure that the development complies with the provisions of NYM Core policy A and NYM Development Policy 3.
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 the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A and NYM Development Policy 13.
4. 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.
5. 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.
- 6 & 7. In accordance with NYM Development Policy 23 and to secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.

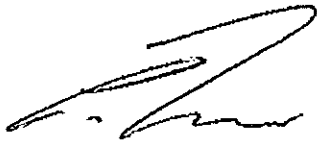
Development Plan policies relevant to the decision

Local Development Framework –

CPA – Delivering National Park Purposes and Sustainable Development
DP19 – Householder Development

Reason for Approval

The proposed development will preserve the special qualities of the National Park and will have no detrimental impact on residential amenity or highway safety. The development is in accordance with Core Policy A and Development Policy 19 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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Date ... 18 OCT 2011