

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 Richard Wilkinson
Manor House Farm
Sneaton
Nr Whitby
Whitby
North Yorkshire
YO22 5HP

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The above named Authority being the Planning Authority for the purposes of your application registered 27 February 2012, in respect of proposed development for the purposes of **change of use of silage area to coal storage area with siting of coal hoppers and creation of coal bunkers together with alterations and widening of existing farm access at Manor House Farm, Sneaton** has considered your said application and has **granted permission** for the proposed development subject to the following condition(s):

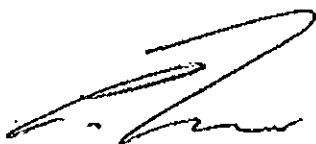
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

| Plan Description | Drawing No. | Date Received |
|---|-------------|------------------|
| Location Plan | 1 | 27 February 2012 |
| Proposed Site Layout | 2 | 27 February 2012 |
| Proposed Elevations | 3 | 27 February 2012 |
| Design and Access Statement | 4 | 27 February 2012 |
| Access Detail | E9/A | 19 March 2012 |
| Photograph of coal storage bunkers (3.5 metres wide by 10 metres long by 2.5 metres high) received 27 February 2012 | | |
| Photograph of bagging hoppers (3 metres wide by 3 metres long by 4.5 metres high) received 27 February 2012 | | |

- or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The premises shall not be used other than as coal storage area and shall not be used for any other purpose including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order, 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
4. The storage of coal at the site shall be confined to the former silage clamp as shown on Plan 1 received on the 27 February 2012.
5. There shall be no retail sales from the premises the subject of the permission hereby approved without the prior written agreement of the Local Planning Authority.

Continued/Conditions

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Mr C M France
Director of Planning

Date: 23 APR 2012

DecisionApprove

Town and Country Planning Act 1990

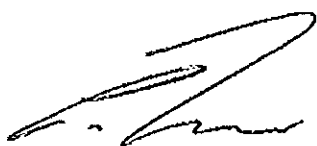
Continuation of Decision No. NYM/2012/0134/FL

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Conditions (Continued)

6. No machinery associated with the coal storage facility shall be operated on the premises outside of the hours 08.00 hours and 16.00 hours on weekdays and 08.00 hours and 13.00 hours on Saturdays and not all on Sundays or Bank Holidays without the prior written agreement of the Local Planning Authority.
7. 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.
8. 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 including measures to prevent the contamination of ground and surface water with coal residue 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.
9. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition 2:
 - (i) have been made available in accordance with the submitted drawings Plan 2, Plan 4 and the Design and Access Statement.Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
10. 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 earth bunding along the south site boundary 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
11. 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.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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Date: 23 APR 2012

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0134/FL

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Reason(s) for Condition(s)

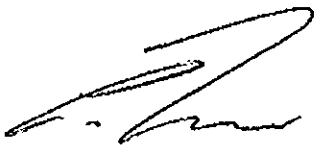
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
- 3 to 5. In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seeks to safeguard public amenity.
- 6 & 7. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.
8. 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.
9. 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.
- 10 & 11. 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 CPH – Rural Economy
DP13 – Rural Diversification

Reason for Approval

The use of this site as a small scale coal storage area and subsequent distribution from Manor House Farm is considered to be appropriate subject to it operating within the parameters of the conditions imposed to control the level of activity on the site and the impact on the neighbouring properties and therefore is deemed to be in accordance with Core Policy H and Development Policy 13 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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Date **23 APR 2012**