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 National Union of Mineworkers Yorkshire Area

fao: Mr Chris Kitchen 2 Miners Offices Huddersfield Road Barnsley South Yorkshire S70 2LS



The above named Authority being the Planning Authority for the purposes of your application validated 18 February 2013, in respect of proposed development for the purposes of change of use of land to form 9 hole pitch and putting green for use by residents of Low Hall only (retrospective) at Low Hall, Hackness Road, Scalby has considered your said application and has granted permission for the proposed development subject to the following condition(s):

- 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.
- 2. There shall be no commercial use of the pitch and putting green hereby permitted and it shall be used only by residents of Low Hall Miners Home and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
- The pitch and putting green hereby permitted shall not be open to residents of the Miners Home between the months of 1st November and 31st March in the succeeding year. Any variation to this will require a new grant of planning consent 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. Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for hedge planting along the southern 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. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Continued/Reasons for Conditions

Mr C M France Director of Planning

DecisionApprove

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0300/CU

Reason(s) for Condition(s)

- 1. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
- 2. In order to comply with NYM Development Policy 19 which seeks to ensure that proposals for stables 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.
- 3 & 4. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
- 5. 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.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

Development Plan Policies Relevant to the Decision

Local Development Framework

DP4 - Conservation Areas

DP14 - Tourism and Recreation

Reason for Approval

The proposed development would not have a detrimental impact on the setting of the Conservation Area or the amenities of local residents and would provide an additional facility serving an existing tourism attraction. The proposal is therefore in accordance with Development Policies 4 and 14 of the North York Moors Local Development Framework.

Mr C M France Director of Planning 1 9 APR 2013

Date