

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 Robert Arnott  
35 Hollybush Green  
Collingham  
Wetherby  
LS22 5BE

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The above named Authority being the Planning Authority for the purposes of your application registered 15 June 2012, in respect of proposed development for the purposes of **construction of workshop/storage building at 2 Mill Lane, Iburndale** has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

1. The development hereby permitted shall be commenced 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:

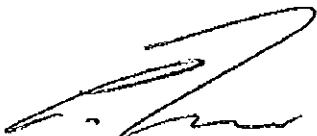
Document Description	Document No.	Date Received
Site Plan - showing application site edged Red		6 August 2012
Proposed Plans and Elevations	2xA4 sheets P.P-01979133	30 May 2012

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. The development hereby permitted shall be used as a domestic workshop or for domestic storage incidental to the occupation of 2 Mill Lane and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
4. No machinery shall be operated from the building hereby approved before 08.00hrs nor after 20.00hrs without the prior written agreement of the Local Planning Authority
5. 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.

Continued/Conditions

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Mr C M France  
Director of Planning

Date ... 28 AUG 2012

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2012/0333/FL

Conditions (Continued)

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6. No work shall commence on the construction of the walls and roof of the development hereby permitted until details of the stone and tiles, including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development (including dressings) have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
7. All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

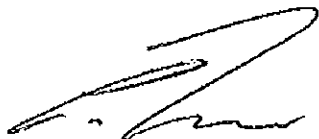
Informative(s)

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](http://www.groundstability.com)

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 NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would be likely to adversely affect the amenities of existing and future occupiers of the site and to accord with the provisions of NYM Development Policy 19.
- 4 - 5 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.

Continued/Reasons for Conditions



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Director of Planning

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TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2012/0333/FL

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**Reasons for Conditions (Continued)**

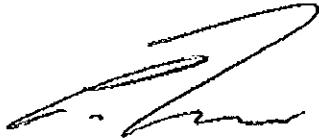
6. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
7. 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.

**Development Plan Policies Relevant to the Decision**

Local Development Framework DP19 – Householder Development

**Reason for Approval**

The proposal is considered to accord with the requirements of Development Policy 19 of the NYM Local Development Framework in terms of design and appearance and with the proposed conditions it is not considered to have a detrimental impact on the level of amenity enjoyed by the neighbouring property and therefore approval is recommended.



Mr C M France  
Director of Planning

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Date ... **28 AUG 2012** .....