

**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**

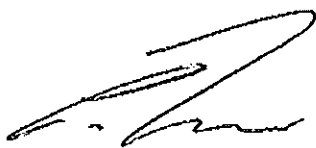
To Forestry Commission
c/o Carter Jonas
Regent House
13-15 Albert Street
Harrogate
HG1 1JX

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The above named Authority being the Planning Authority for the purposes of your application registered 22 June 2012, in respect of proposed development for the purposes of **variation of condition 3 of planning approval NYM/2003/0709/CI to allow ancillary retail sales other than craft goods from units 1 to 6 (part retrospective) at Dalby Forest Courtyard, Dalby Forest Drive, Thornton-le-Dale** 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 not be carried out other than in accordance with the application plans as amended by the plans received at the National Park Office on the 16 October 2003, 7 November 2003 and further plan received on 19 December 2003.
2. The use of the workshops hereby permitted shall be restricted to uses falling within Class B1 of the 1987 Town and Country Planning (Use Classes) Order (as amended) or any provisions equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
3. The bike hire facilities and the snack bar hereby permitted shall not be open to the public except between the hours of 08.30 hours and 19.30 hours April to September and 08.30 hours to 17.30 hours October to March.
4. No new boundary treatment shall be erected or constructed until full details of the proposed boundary treatment to the site, including the size and species of any hedging, the materials to be utilised to any walls or fences and the timetable to implement the proposed works, has been submitted to and approved in writing by the Local Planning Authority. The site boundary works shall then be implemented in accordance with the approved details.
5. The use of rooms/space shall be and shall remain as shown on plan 4395/PL/04 Revision B received at the National Park Authority on 16 October 2003 unless otherwise agreed in writing by the Local Planning Authority.
6. Full details of all external lighting shall be submitted to and approved by the Local Planning Authority in writing prior to its installation and thereafter no external lighting other than that approved by the Local Planning Authority shall be installed.
7. Prior to being discharged into any watercourse, surface water sewer or soak away system, all surface water drainage from parking areas, impermeable roads and hardstandings shall be passed through trapped gullies installed in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority.
8. Prior to being discharged into any watercourse, surface water sewer or soak away system, all surface water drainage from parking areas and hardstanding shall be passed through an oil interceptor installed in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority. Roof water shall not pass through the interceptor.

Continued/Conditions



Mr C M France
Director of Planning

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Date **28 AUG 2012**

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0443/FL

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Conditions (Continued)

- 9. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10 percent. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10 percent. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

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 enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by 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) and to comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to enhance and conserve the special qualities of the NYM National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.
- 3. 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.
- 4. In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.
- 5 & 6. 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.
- 7 & 8. In accordance with NYM Development Policy 23 and to ensure satisfactory highway drainage in the interests of highway safety and the amenity of the area.
- 9. In order to ensure that the environment is protected from potential contaminants in the interests of the health and safety of future occupiers of the development and to meet the requirements of NYM Development Policy 1 which permits new development only where there will be no adverse effects arising from sources of pollution.

Development Plan Policies Relevant to the Decision

Local Development Framework	CPA – Delivering National Park Purposes and Sustainable Development DP14 – Tourism and Recreation DP18 – Retail Development
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Continued/Reason for Approval

Mr C M France
Director of Planning

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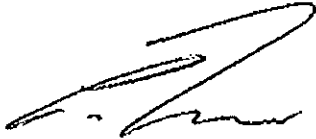
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Reason for Approval

The proposed development is not considered to be likely to generate high levels of activity in itself and as such will not increase the impact of the development on the special qualities of the National Park or the amenity of the occupiers of any neighbouring residential properties. The proposed development is considered to be in accordance with Core Policy A and Development Policies 14 and 18 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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Date **28 AUG 2012**