

**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 John Guthrie
c/o Alan Campbell Architects
7 Cliff Bridge Terrace
Scarborough
North Yorkshire YO11 2HA

The above named Authority being the Planning Authority for the purposes of your application registered 31 July 2012, in respect of proposed development for the purposes of **creation of new vehicular access to serve farmhouse at Manor House Farm, Troutdale** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

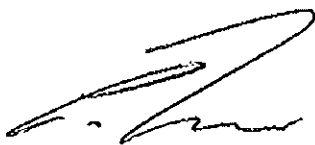
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location Plan and Aerial View	1344/01	29 June 2012
South West Elevation	1344/06	31 July 2012
Site Plan as Proposed	1344/03B	29 June 2012

- or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Class F of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
 4. 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 until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
 - i) The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E9A
 - (ii) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details shown on drawing E9A and maintained thereafter to prevent such discharges.
 - (iii) The final surfacing of any private access within 4 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Continued/Conditions



Mr C M France
Director of Planning

Date: **25 SEP 2012**

DecisionApproveAgent

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0472/FL

Conditions (Continued)

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 native hedging to the fence flanking the five bar gate and hedging or saplings to the perimeter of the parking area 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.

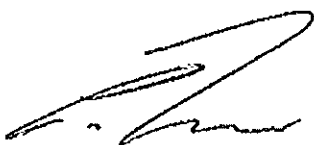
Informative(s)

1. In relation to condition 4 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.

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 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 retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.
4. In accordance with NYM Development Policy 23 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
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.

Continued/Development Plan Policies



Mr C M France
Director of Planning

25 SEP 2012
Date:

Town and Country Planning Act 1990

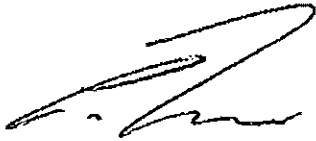
Continuation of Decision No. NYM/2012/0472/FL

Development Plan Policies Relevant to the Decision

Local Development Framework CPG – Landscape, Design and Historic Assets
DP5 – Listed Building

Reason for Approval

The proposed new vehicular access is not considered to detract from the setting of the host, Grade II Listed property or the character of the wider area. The proposal is therefore considered to be in accordance with Core Policy G and Development Policy 5 of the NYM Local Development Framework.



Mr C M France
Director of Planning

Date ... **25 SEP 2012**