

**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 Scarborough Borough Council
c/o URS Infrastructure & Environment
fao: Robin Newlove
Earl Grey House
75-85 Grey Street
Newcastle-upon-Tyne
NE1 6EF

COPY

The above named Authority being the Planning Authority for the purposes of your application registered 16 October 2012, in respect of proposed development for the purposes of **creation of new access road together with improvement works to existing junction at land at south eastern end of Fairfield Way, Whitby Business Park, Whitby** 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 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.

Informative(s)

Please note that the footpath/track situated to the south east of the development site hereby approved must be kept free from obstruction and open for use at all times before, during and after any works.

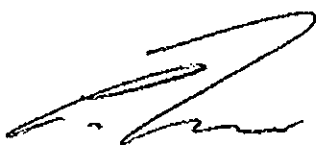
Reason(s) for Condition(s)

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.

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.

Continued/Development Plan Policies



Mr C M France
Director of Planning

COPY

Date: 6 DEC 2012

DecisionApproveAgent

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0653/FL

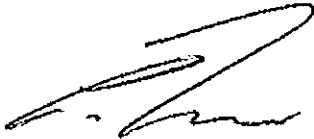
COPY

Development Plan Policies Relevant to the Decision

Local Development Framework CPH – Rural Economy
DP23 – New Development and Transport
DP24 – Transport Infrastructure

Reason for Approval

The proposed development would not have a detrimental impact on the character of the area and would open up opportunities for further development at the Business Park. The proposal is therefore in accordance with Core Policy H and Development Policies 23 and 24 of the NYM Local Development Framework.



Mr C M France
Director of Planning

COPY

- 6 DEC 2012
Date