

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 Mike & Chris Shardlow
c/o Bell Snoxell Associates
fao: Mr Louis Stainthorpe
Barclays Bank House
Baxtergate
Whitby
YO21 1BW

The above named Authority being the Planning Authority for the purposes of your application registered 11 October 2012, in respect of proposed development for the purposes of **construction of manager's dwelling with associated parking, amenity space and landscaping works at Beacon Farm, Beacon Way, Sneaton** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

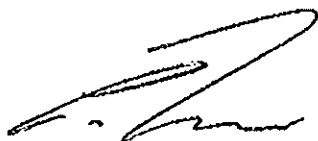
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Site Location Plan	001	11 October 2012
Proposed Site Plan	006	02 October 2012
Proposed Floor Layouts	004	02 October 2012
Proposed Section A-A	005	02 October 2012
Proposed Elevations	003	02 October 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, Classes A to H Schedule 2, Part 2, Classes A to C and within Schedule 2 Part 40 Classes A to I of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the business known as Beacon Farm Ice Cream Parlour and Camping and Caravan Site, and shall not be sold or leased separately without a further grant of planning permission from the Local Planning Authority.

Continued/Conditions



Mr C M France
Director of Planning

Date: ... 17 DEC 2012

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0681/FL

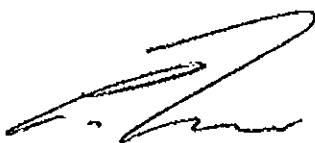
Conditions (Continued)

5. 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.
6. No work shall commence on the excavation works for the development hereby permitted until a one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel unless otherwise agreed in writing by the Local Planning Authority. The stone panel constructed shall be retained until the development hereby approved has been completed.
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.
8. The guttering to the development hereby permitted shall be coloured black and directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved:
 - i) have been constructed in accordance with the submitted drawing reference number 8004006
 - ii) are available for use unless otherwise approved in writing by the Local Planning Authority.Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
10. Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on (insert drawing number) for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

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.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

Date: 17 DEC 2012

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0681/FL

Reasons for Conditions (Continued)

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. The site is in a location where new residential development would be contrary to NYM Core Policy J but the accommodation has been permitted in this instance to meet the specific needs of the business operating from the site.
- 5 & 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 & 8. 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.
9. In accordance with NYM Development Policy 23 and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
10. In accordance with NYM Development Policy 23 and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

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

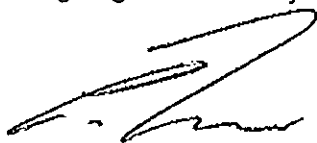
The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern and areas within the submission which required further substantiation. Members of the planning committee which took the decision to approve planning permission have taken into consideration all material considerations and the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Development Plan Policies Relevant to the Decision

Local Development Framework CPJ – Housing

Reason for Approval

Whilst acknowledging the conflict with the principle of Core Policy J, it is considered that the proposal will not result in any harm to the character or appearance of Sneaton owing to its particular form and layout which is characterised by farm groups and dwellings set back from the road. Weight is also given to the specific local housing need of the applicant and the business needs of an important local enterprise. The proposed development will assist with the on-going sustainability of this business.



Mr C M France
Director of Planning

Date 17 DEC 2012