

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 Edward Harpin
The Orange Tree
Rosedale East
Pickering
North Yorkshire
YO18 8RH

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The above named Authority being the Planning Authority for the purposes of your application registered 31 October 2012, in respect of proposed development for the purposes of **erection of shed, yurt and wood pellet store at The Orange Tree, Rosedale East** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

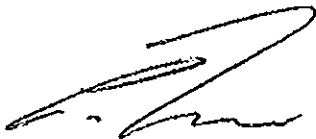
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Date Received
Site Plan	4 October 2012
Tree Survey	31 October 2012
Proposed Shed, Yurt and Wood Pellet Store (Revised December 2012)	4 December 2012

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

3. The shed hereby permitted shall be used for general storage incidental to the occupation of the main dwelling and operation of The Orange Tree 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. The yurt hereby permitted shall be used for purposes ancillary to the operation of The Orange Tree and shall not be used to provide additional overnight accommodation without a separate grant of planning permission.
5. The external face of the pellet store and the external timber cladding of the shed hereby approved shall be painted dark brown and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Conditions



Mr C M France
Director of Planning

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Date: 20 DEC 2012

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0686/FL

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Conditions (Continued)

6. No work shall commence to clear the site in preparation for the development hereby permitted until protective fencing to form a Tree Protection Zone has been installed around the ash tree or any other trees/groups of trees to be retained, unless otherwise agreed in writing with the Local Planning Authority. The fencing shall comprise a secure vertical and horizontal framework of scaffolding supporting chestnut paling or chain link fencing no less than 1.3 metres in height (or of a specification to be agreed) and shall be positioned at a distance from the trunk as set out in accordance with guidance given in British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations. No excavations for services, storage of materials or machinery, parking of vehicles, depositing or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as a Tree Protection Zone.

It is noted that the crown spread of the tree may cover part of the site upon which the shed is proposed and therefore the specified root protection area may be compromised. If this is the case, the Local Planning Authority should be notified to agree an acceptable solution. The protective fencing around each Tree Protection Zone shall not be removed or repositioned for the full duration of the development hereby approved without the prior written consent of the Local Planning Authority.

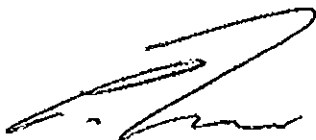
Informative(s)

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

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 control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line with NYM Core Policies B and J and would be likely to adversely affect the amenities of existing and future occupiers of the site.

Continued/Reasons for Conditions



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Mr C M France
Director of Planning

Date: ... 20 DEC 2012

