

**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  
Little Hilla Green  
Hackness  
Scarborough  
North Yorkshire YO13 0BS

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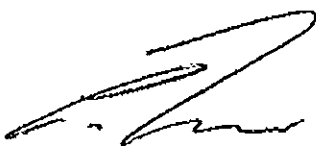
The above named Authority being the Planning Authority for the purposes of your application validated 05 March 2013, in respect of proposed development for the purposes of **construction of track (part retrospective) at Freeze Ghyll Farm to Troutsdale Moor** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

1. The development and associated mitigation measures (if any) shall be completed within twelve months of 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.
3. No further work shall commence to clear the site in preparation for the development hereby permitted until full details of the access and turning area, including constructional details and means of access onto the moor from the access and turning area, have been submitted to and approved in writing by the Local Planning Authority. The access and turning area shall then be implemented in accordance with the approved details and shall be maintained in that condition in perpetuity.
4. No work shall commence to clear the site in preparation for the development hereby permitted until full details of the access surfacing have been submitted to and approved in writing by the Local Planning Authority. The access surfacing shall then be implemented in accordance with the approved details and shall be maintained in that condition in perpetuity.
5. Unless otherwise approved in writing by the Local Planning Authority, there shall be no vehicular access or egress onto Troutsdale Moor from the access hereby permitted, except by very low ground pressure vehicles.

**Informative(s)**

1. For information, English Heritage has requested a strategy for the management of the moorland which should be submitted to English Heritage with a copy to the National Park Authority within three months of the date of this permission.
2. Please note when submitting the details required by condition 3 above no development shall take place on the defined area of Section 3 moorland and/or Scheduled Monument

Continued/Reasons for Conditions



Mr C M France  
Director of Planning

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**30 APR 2013**  
Date: .....

Decision Approve

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Continuation of Decision No. NYM/2012/0820/FL

**Reason(s) for Condition(s)**

- 1. To allow the development to be retained in an environmentally acceptable condition and to accord with NYM Core Policy A.
- 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 & 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. In accordance with NYM Core Policies C and G and Development Policy 7 and to ensure the preservation of the Scheduled Monuments and Biodiversity Action Plan Priority Habitat.

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

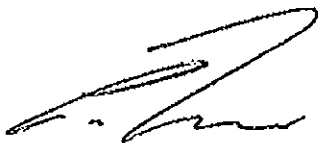
The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant that the development is likely to improve the economic, social and environmental conditions of the area.

**Development Plan Policies Relevant to the Decision**

Local Development Framework	CPA – Delivering National Park Purposes and Sustainable Development
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**Reason for Approval**

The proposed new access is considered to be of a scale, design and location commensurate with the woodland location and of a surface material which will be appropriate for the vehicles using it. Once constructed, the access will, in time, mature to have minimal landscape impact. The proposed development is therefore considered to comply with Core Policy A of the NYM Local Development Framework.



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Mr C M France  
Director of Planning

**30 APR 2013**  
Date .....