

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 Grosmont Crossing Club
fao: Mr Robert Stewart
9 Esk Valley
Grosmont
Whitby
North Yorkshire YO22 5BG

COPY

The above named Authority being the Planning Authority for the purposes of your application validated 07 January 2013, in respect of proposed development for the purposes of erection of flue pipe at Grosmont Crossing Club, Front Street, Grosmont 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.
3. All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

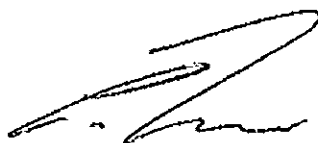
Informative(s)

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. 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.

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



Mr C M France
Director of Planning

COPY

Date: 4 MAR 2013

DecisionApprove

COPY

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

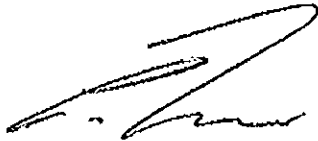
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in 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 DP3 – Design

Reason for Approval

The proposed flue will not detract from the character and appearance of the building or that of the wider village and would not adversely affect any neighbouring residents in accordance with Development Policy 3 of the NYM Local Development Framework.



Mr C M France
Director of Planning

COPY

Date 4 MAR 2013