

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: CoBalt Builders Ltd  
c/o Bramhall Blenkarn Ltd  
The Maltings  
Malton  
YO17 7DP

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The above named Authority being the Planning Authority for the purposes of your application validated 21 March 2013, in respect of proposed development for the purposes of **construction of 10 no. affordable dwellings with associated access and landscaping works at land off Eskdaleside, Sleights** 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    |
|---|----------------|------------------|
| Proposed Plans and Elevations   | 1031_AR50_10_B | 18 June 2013     |
| Proposed Plans and Elevations   | 1031_AR50_11_B | 18 June 2013     |
| Proposed Site Plan  | 1031_AR10_01_C | 18 June 2013     |
| Proposed Site Plan including 'comments highways 18 06 2013'                         | 1031_AR10_01_C | 18 June 2013     |
| Proposed Site Elevations and Site Sections  | 1031_AR30_01_B | 18 June 2013     |
| OSA method Statement for programme of archaeological evaluation by strip and record |                | 11 March 2013    |
| ARCUS Ecological Appraisal  |                | 11 March 2013    |
| Highways Works  | 12061/101      | 11 December 2014 |

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.

Continued/Condition(s)

Mr C M France  
Director of Planning

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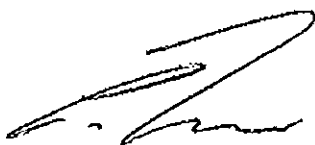
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Condition(s) (Continued)

4. No work shall commence on the construction of the walls and roof of the development hereby permitted until details of the stone, wooden cladding including paint finish, pantiles and ridge tiles and other roofing materials, including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority and 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.
5. 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.
6. No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7. The external face of the frame to all new windows shall be set in a reveal of a minimum of 75mm from the front face of the adjacent walling 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 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. The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10. Details of the location and design of all electric meter boxes and tv/satellite antenna are to be submitted to and approved in writing by the Local Planning Authority prior to the installation of such apparatus. No meter boxes or antenna are to be installed on the buildings hereby approved other than in accordance with the approved details.
11. Within six months of the development being brought into use a scheme for the provision of suitable bird and bat nest boxes shall be submitted to an approved in writing by the Local Planning Authority. The scheme shall be implemented within one year of the development being brought into use and maintained as such in perpetuity.
12. All hard and soft landscape works comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. Any trees or plants planted in accordance with this condition which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Continued/Condition(s)



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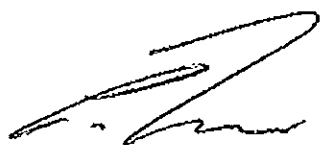
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Condition(s) (Continued)

13. The development hereby permitted shall not be brought into use until full details of the system to generate energy on site from renewable sources to displace at least 10% of predicted CO2 emissions have been submitted to and approved by the Local Planning Authority. The approved details and measures shall then be completed prior to the occupation of the development hereby approved and shall be maintained in working order unless the prior written agreement of the Local Planning Authority has been obtained.
14. No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of disposal of foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.
15. No building or excavation operations are to take place on the site except between the hours of: 8am to 6pm Monday to Friday, 8am to 1pm Saturday and no working Sunday or Bank Holidays
16. Prior to any works beginning on the construction of the development hereby approved, details of any crime prevention measures to be incorporated should be submitted to the Local Planning Authority and agreed in writing and thereafter incorporated into the scheme in accordance with the approved details.
17. Prior to the commencement of development a scheme of mitigation shall be submitted to and approved by the Local Planning Authority to ensure that no building or other obstruction is located over or within 3m either side of the 315mm raw water main that is located within the site boundary. The development shall be implemented in accordance with the approved details.
18. Prior to the commencement of development a scheme of mitigation shall be submitted to and approved by the Local Planning Authority to ensure that the 8" diameter water main that is within the area of the proposed access road (in Eskdaleside) is properly protected during construction and occupation of the development. The development shall be implemented in accordance with the approved details.
19. Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the following highway works have been constructed in accordance with the following approved plan: S278 Highways works Dwg No. 12061/101 rev P2.
20. No work shall commence to clear the site in preparation for the development hereby permitted until scaled plans showing the finished floor level, eaves and ridge height of the development hereby permitted in relation to a fixed datum on the road frontage have been submitted to and approved in writing by the Local Planning Authority. The plan shall also include details of a fixed off-site datum point in the immediate locality. The work shall not be carried out otherwise than in accordance with the details so approved.

Continued/Informative



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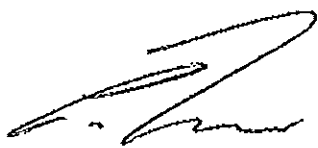
**Informative**

This consent is issued subject to the terms of the Agreement (under Section 106 of the 1990 Town and Country Planning Act) dated 13 June 2014 between the North York Moors National Park Authority, Home Group Limited and Stephen Hugh Riddolls, Christopher David Riddolls and Alistair Mark Mackereth Duncan to ensure that the dwellings remain affordable in perpetuity to the local community.

**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 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. 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.
- 5 – 10. 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.
11. To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.
12. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
13. In order to comply with the provisions of NYM Core Policy D which seeks to ensure that new development contributes to reduce carbon emissions.
- 14, 17 & 18. To avoid pollution of watercourses and to comply with the provisions of NYM Development Policy 1, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.
15. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.

Continued/Reason(s) for Condition(s)



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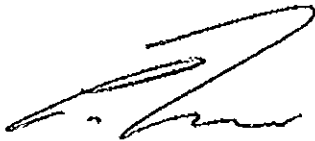
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**Reason(s) for Condition(s) (Continued)**

- 16. To help reduce the likelihood of crime and disorder in accordance with NYM Development Policy 3.
- 19. In accordance with NYM Development Policy 23 and in the interests of the safety and convenience of highway users.
- 20. In order to 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 National Park and ensure that new development is of a high quality and respects the character of the locality.

**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 within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, 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.



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