

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 Peter Beeforth  
c/o Ian Pick Associates Ltd  
Llewellyn House  
Middle Street  
Kilham  
Driffield  
East Yorkshire  
YO25 4RL

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The above named Authority being the Planning Authority for the purposes of your application validated 10 June 2013, in respect of proposed development for the purposes of **siting of steel container to house biomass boiler and erection of drying room building at Middlewood Farm, Fylingthorpe** 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
Application Forms	N/A	07 June 2013
Location Plan	IP/PB/01a	31 July 2013
Proposed Site Plan	IP/PB/02a	31 July 2013
Elevation and Plan	IP/PB/03a	31 July 2013
Drying Room Elevations	IP/PB/04	07 June 2013

- or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The roof of the development hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
  4. The external timber cladding of the building hereby approved shall be stained dark brown and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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

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05 AUG 2013

Date: .....

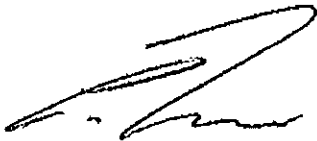
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Reasons for Conditions (Continued)

- 3 & 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.

**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.



Mr C M France  
Director of Planning

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Date ..... **05 AUG 2013**