

**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 Brian Noble  
Hagg House Farm  
Sneaton Lane  
Ruswarp  
Whitby  
North Yorkshire YO22 5HN

The above named Authority being the Planning Authority for the purposes of your application validated 05 August 2013, in respect of proposed development for the purposes of **erection of double span agricultural storage building following demolition of existing buildings at Hagg House Farm, Sneaton Lane, Ruswarp** 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:
 

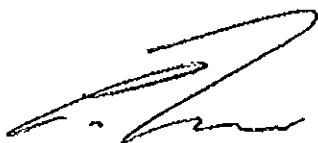
Document Description	Document No.	Date Received
Site location plan	005	16 July 2013
Proposed site layout	006	16 July 2013
Proposed layout	004	16 July 2013
Proposed elevations	003	16 July 2013

 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The plastic coated steel sheeted walls and roller shutter doors shall be colour dark grey, green or brown or otherwise a colour to be agreed in writing by the local planning authority and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed.

**Informative(s)**

1. Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England <http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx>. Further information on wildlife legislation relating to birds can be found at [www.rspb.org.uk/images/WBATL\\_tcm9-132998.pdf](http://www.rspb.org.uk/images/WBATL_tcm9-132998.pdf).  
If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or [conservation@northyorkmoors.org.uk](mailto:conservation@northyorkmoors.org.uk).

Continued/Informative(s)



Mr C M France  
Director of Planning

Date .. 30 SEP 2013

DecisionApprove

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2013/0492/FL

**Informative(s) (Continued)**

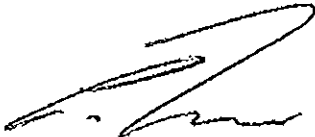
2. You are advised that Footpath 312003 abuts the southern side of the existing farm building complex and that care needs to be taken with landscaping and levelling work which may affect the footpath to the south in that the path surface must at all times be kept firm and level without obstructions so as to provide a safe route for walking. If an aggregate surface is to be provided the top layer must be well compacted to avoid trip hazards and have stone size no greater than 50mm.

**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.

**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.



Mr C M France  
Director of Planning

Date ..... **30 SEP 2013** .....