

**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 Nick Ward  
c/o Peter Rayment Design  
Stray Head  
Aislaby  
Pickering  
YO18 8PE

The above named Authority being the Planning Authority for the purposes of your application validated 30 January 2014, in respect of proposed development for the purposes of **construction of a replacement building at Lowthers Cragg, Sleights Moor, Sleights** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

1. The permission hereby granted is valid only until 06 December 2022 and the winning and works of minerals shall cease not later than 06 December 2022 and the building shall be removed from the site before that date unless a further grant of planning permission has been given.
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
Location plan	1:2500	29 January 2014
Site plan	270 613 4C	29 January 2014
Proposed building	241 013 1	29 January 2014
Confirmation e-mail		26 February 2014

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority. In all other respects, the development shall conform with the conditions imposed on Planning Permission NYM/2012/0506/FL.
3. The building hereby permitted shall only be used for the dressing and cutting of stone quarried from the adjacent stone quarry known as Lowthers Cragg and no stone shall be brought onto the site from elsewhere without the prior written approval of the Local Planning Authority.
4. Prior to the commencement of development the finish and colour of the external wall and roof cladding of the building hereby permitted shall be agreed in writing with the Local Planning Authority and thereafter maintained in the approved details.
5. Within 3 months of the completion of the replacement building hereby permitted all of the existing buildings shall be removed and any containers to be retained on the site shall be relocated in the new building. The land shall, so far as is practicable, be restored to its condition before development of the sheds and containers took place in accordance with a remediation plan to be submitted to and agreed in writing by the Local Planning Authority.

Continued/Informatives



Mr C M France  
Director of Planning

Date . . . 27/03/2014 . . .

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2014/0056/FL

**Informatives**

1. The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable for any off-site movements of wastes. The developer as waste producer therefore has a duty of care to ensure all materials removed go to an appropriate permitted facility and all relevant documentation is completed and kept in line with regulations. The applicant must ensure that no contaminated water including suspended solids leaves the site and enters the surface water environment.  
An Environmental Permit may be required for some activities at this site to comply with the Mining Waste Directive. The applicant should contact the local Environment Management Team at the York Office. Environment Agency, Coverdale House, Aviator Court, York, North Yorkshire, YO30 4GZ.
2. 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](http://www.groundstability.com)

**Reasons for Conditions**

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 requirements of Core Policy E of the NYM Local Development Framework.
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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
5. In order to return the land to its former condition and comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the landscape of the National Park.

**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 . . . 27/03/2014. . . . .

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