

**Town and Country Planning Act 1990**  
**North York Moors National Park Authority**

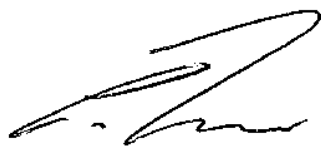
**Notice of Decision of Planning Authority on Application for  
Permission to Carry out Development**

To: Selly Hill Scrap Metal  
c/o Stephen McGivern  
Poets Cottage  
Lealholm  
Whitby  
YO21 2AQ

The above named Authority being the Planning Authority for the purposes of your application validated 25 July 2014, in respect of proposed development for the purposes of **change of use of land to form waste transfer station (metal recycling) (retrospective)** at **409 Selly Hill, Guisborough Road, Whitby** 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. The premises shall not be used other than as a waste transfer station for the recycling and storage of metal and shall not be used for any other purpose.
4. No storage of materials, machinery, vehicles, waste or other items shall take place outside the building(s) on the site without the prior written agreement of the Local Planning Authority.
5. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
6. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
  - i) vehicular, cycle, and pedestrian accesses;
  - ii) vehicular and cycle parking;
  - iii) vehicular turning arrangements;
  - iv) manoeuvring arrangements;
  - v) loading and unloading arrangements.

Continued/Conditions



Mr C M France  
Director of Planning

Date: . . 17/09/2014.

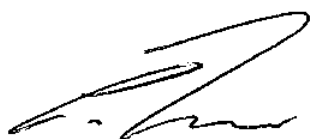
Conditions (Continued)

7. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number 6 are available for use unless otherwise approved in writing by the Local Planning Authority. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
8. Within 3 months of the date of this consent full details of the proposed means of disposal of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be implemented within 6 months of the date of this consent and maintained in accordance with the approved details in perpetuity.
9. The waste transfer station hereby permitted shall not be open outside the hours of 09.00hrs to 16.00hrs Mondays to Friday and 09.00hrs to 13.00hrs on Saturdays and shall not be open on Sundays and Bank Holidays. Any variation to these hours will require a new grant of planning consent from 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.
3. In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) and to comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to enhance and conserve the special qualities of the NYM National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.
4. In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the special qualities of the National Park.
5. 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.
6. In accordance with NYM Development Policy 23 and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.
7. In accordance with NYM Development Policy 23 and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
8. 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.
9. 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/Explanation of How the Authority has Worked Positively  
with the Applicant/Agent



Mr C M France  
Director of Planning

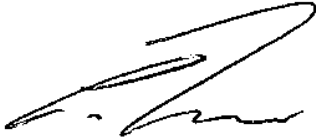
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Town and Country Planning Act 1990

Continuation of Decision No. NYM/2014/0464/CU

**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 . . . 17/09/2014 . .