

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: North Yorkshire County Council
fao: Mr John Smith
County Hall
Racecourse Lane
Northallerton
North Yorkshire
DL7 8AD

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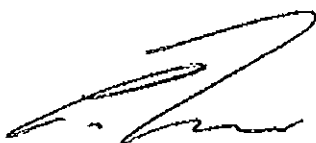
The above named Authority being the Planning Authority for the purposes of your application validated 19 January 2015, in respect of proposed development for the purposes of **variation of conditions 2 (material amendment), 4, 8 and 9 of planning approval NYM/2012/0757/EIA to allow alterations to layout and landscaping design to accommodate 180 additional private spaces, revisions to site opening times and siting of permanent lighting to serve additional parking spaces at OS Field 3618 bounded by Guisborough Road, A171, B1460 and Barkers Lane, Whitby** has considered your said application and has granted permission for the proposed development subject to the following conditions:

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
Low Lighting Bollard	Appendix C	17 March 2015
Amended Plan	WPR/PL/2014/004	17 March 2015

- or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The application site shall be used only for the operation of a Park and Ride scheme. In the event of the site not being used as a Park and Ride site for a period in excess of 18 months all signs, seats, roads, hardstandings and buildings on the site shall be removed and the site shall be restored as pasture land or native woodland within a period of a further six months.
 4. The landscaping scheme shown on the approved plans shall be implemented in every respect in accordance with the plans in the first planting season following commencement of construction of the access road and formal car parking area. Thereafter if any tree or shrub dies or is diseased or dying within a period of ten years from the date of its first planting it shall be replaced with a tree or shrub of a similar species. The approved planting scheme shall be retained on site in perpetuity unless the prior written consent of the Local Planning Authority is granted to an amendment to this scheme.

Continued/Conditions



Mr C M France
Director of Planning

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12 AUG 2015
Date

TOWN AND COUNTRY PLANNING ACT 1990

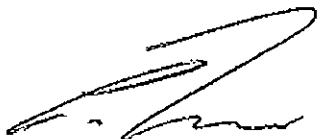
Continuation of Decision No. NYM/2014/0864/FL

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Conditions (Continued)

5. Prior to implementation of the landscaping scheme, a concise maintenance plan to detail how the planted areas will be maintained from planting to establishment should be submitted to the Local Planning Authority.
6. Notwithstanding the submitted plans, prior to the first use of the site as a car park/bus interchange full details of all anti-crime measures to be installed on the site and included in the operation of the scheme shall be submitted to and approved by the Local Planning Authority.
7. Prior to the operation of the private York Potash Ltd part of the site, a scheme detailing the security arrangements, including number of security staff, and arrangements for the operation of the different opening hours for the two parts of the site shall be submitted to and approved by the Local Planning Authority.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 Schedule 2, Part 2, Class A (or any order revoking and re-enacting that Order), no gates, walls fences or other means of enclosure shall be erected without a further grant of planning permission being obtained from the Local Planning Authority.
9. The site shall only be open to the public for car parking and access to buses during the following times:
1 April until 30 April and 1 October until 30 October - 08.00 am until 06.00pm
1 May until 30 September - 07.00 am until 09.00pm
1 November until 31 March - 08.30 am until 6.00pm
Outside of these hours there shall be no parking of any kind of vehicle or siting of any temporary structure on the public element of the site which shall be secured and locked to prevent public access.
10. Excepting that permitted by this approval, no means of permanent external lighting or illumination shall be installed on the public part of the site without the prior written approval of the Local Planning Authority. Temporary lighting and associated structures can be installed for up to 28 days in any one calendar year.
11. The 180 car parking spaces provided under this approval shall be restricted to employees of York Potash Ltd only, and this part of the site only shall be open for 24 hours a day, 365 days of the year.
12. All waiting rooms hereby approved as part of the development shall make provision for display of tourism and interpretation information related to both Whitby and the National Park the details of which shall be submitted to the Local Planning Authority for written approval prior to and implemented before the first use of the Park and Ride scheme by the public and the facility shall thereafter be retained as approved

Continued/Conditions



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TOWN AND COUNTRY PLANNING ACT 1990

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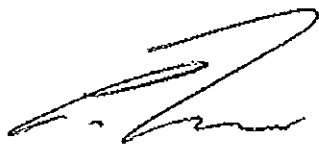
Conditions (Continued)

13. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such times as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.
14. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:
 - i) On-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway;
 - ii) On-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

15. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principle and an assessment of the hydrological and hydrogeological context of the development, has been submitted in writing and approved by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is brought into use. The scheme shall also include: Surface water run-off will be restricted to a discharge rate of 1.4l/s/ha. A minimum of 722m³ attenuation storage will be provided. Details of how the scheme shall be maintained and managed after completion.
16. The development hereby approved shall not be commenced until such time as a scheme to dispose of foul water has been submitted in writing to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the development being brought into use.
17. The development hereby approved shall not be commenced until such time as a scheme to install oil and petrol separators has been submitted in writing to and approved by the Local Planning Authority. The development shall then be completed in accordance with the approved details prior to the development being brought into use.

Continued/Conditions



Mr C M France
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Date 12 AUG 2015

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Conditions (Continued)

18. Prior to the development hereby permitted being brought into use, a detailed written scheme of offsite compensation/off-setting/amelioration arrangements equivalent to the additional light pollution to be generated by the approved scheme shall be submitted to the Local Planning Authority for approval. The development shall not be operated unless the offsetting scheme has been implemented. For the avoidance of doubt the implementation of the offsetting arrangements for the substantive Potash mine head development reference NYM/2014/0676/MEIA would be deemed to satisfy this requirement as an alternative to a standalone arrangement.

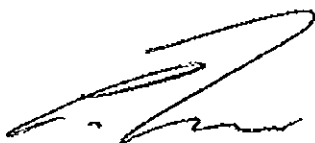
Informative

1. 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

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. The Local Planning Authority do not consider this site to be generally suitable for development but recognise the need for a Park and Ride facility in this location and to comply with the provisions of Development Policy 24 of the Local Development Framework.
4. To ensure a high quality, substantial planting scheme is included which gives a high level of screening and to comply with NYM Core Policy A and NYM Development Policy 24.
5. To ensure that the proposed planting is sustainable in the long term to provide screening for the duration of the development.
- 6 & 7. The Local Planning Authority recognises its duties under the 1998 Crime and Disorder Act and wishes to ensure inclusion of crime prevention measures that are commensurate with the character of the area
8. 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.

Continued/Reasons for Conditions



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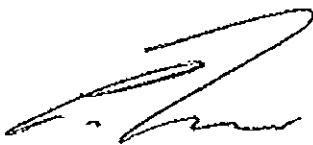
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Reasons for Conditions (Continued)

9. The Local Planning Authority would wish to control the operational hours of the public element of the site to and would not wish to see this part of the site used for permanent access and parking and to comply with NYM Core Policy A.
10. 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.
11. For the avoidance of doubt and to restrict the more intensive use of the site to the 180 car parking spaces for YPL as shown on the approved plans.
12. 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.
13. In accordance with NYM Development Policy 23 and in the interests of the safety and convenience of highway users.
14. In accordance with NYM Development Policy 23 and to provide for appropriate on-site vehicle parking and storage facilities in the interests of highway safety and the general amenity of the area.
- 15 – To avoid pollution of watercourses and to comply with the provisions of NYM
17. Development Policy 1, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.
18. 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.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting 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

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02 AUG 2015
Date