

Decision No. NYM/2014/0497/FL

**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: Home Group Developments Ltd
c/o Acanthus WSM Architects
fao: Marc Pearson
56 Woodhall Lane
Calverley
Leeds
LS28 5NY

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The above named Authority being the Planning Authority for the purposes of your application validated 08 August 2014, in respect of proposed development for the purposes of **construction of sustainable drainage system (SUDS) to facilitate drainage at the approved affordable housing site at land off High Street, Egton** has considered your said application and has granted permission for the proposed development subject to the following conditions:

1. The development shall be commenced within one month and completed within three months or prior to the completion of the affordable housing on the adjacent site.
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 plan	WSM/320/SP	22 July 2014
Location plan	1700.63.004A	29 July 2014
Private surface water plan	2013 1011/05	29 July 2014
Surface water detail	2013 1011/06	22 July 2014

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. No work shall commence on the construction of the inspection chamber for the SUDS hereby permitted until details of the stone (proposed for stone apron) and brick (to be used for the headwall), including samples, have been submitted to and approved in writing by the Local Planning Authority. The stone and brick shall accord with the approved details.
4. Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show any areas for re-profiling of land, bunding and landscaping or re-seeding and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Continued/Conditions


Mr C M France
Director of Planning

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Date .. 23 SEP 2014

TOWN AND COUNTRY PLANNING ACT 1990

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Conditions (Continued)

- 5. All hard and soft landscape works comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. Any trees or plants planted in accordance with this condition which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
- 6. No occupation shall take place until a Management Plan is submitted in writing and approved by the Local Planning Authority indicating the long-term management responsibilities, flood exceedance route maintenance and landscaping for the Sustainable Drainage System (SUD). Once agreed, the Management Plan shall be implemented in accordance with the agreed details.

Reasons for Conditions

- 1. To ensure that the impacts of the existing approved development are adequately addressed within an appropriate time frame and to allow the development to be retained in an environmentally acceptable condition and to accord with NYM Core Policy A.
- 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 & 6. 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.
- 4 & 5. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.

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

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Date 23 SEP 2014