

Decision No. NYM/2013/0297/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 Acanthus WSM Architects  
 fao: Mr Paul Glover  
 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 03 June 2013, in respect of proposed development for the purposes of construction of 10 no. affordable dwellings with associated access and landscaping works 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 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:

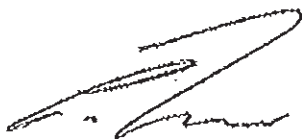
Document Description	Document No.	Date Received
Design and Access Statement		9 May 2013
Location Plan	1700.63.003B	1 July 2013
Site Plan	1700-63-100A	9 May 2013
Plans and Elevations for Plots 1 – 7	1700.63.115F	9 May 2013
Plans and Elevations for Plots 8 to 10	1700.63.116E	9 May 2013
Elevations Plots 1 – 7	1700.63.120B	9 May 2013
Elevations Plots 8 -10	1700.63.121A	9 May 2013
Ecological Assessment	Ecus Ltd	9 May 2013
Drainage Strategy and Flood Risk Assessment	Dossor Group Report No. 5451	9 May 2013

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H Schedule 2, Part 2, Classes A to C and within Schedule 2 Part 40 Classes A to I of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.

Continued/Conditions

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Date .. 14 JUL 2014

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2013/0297/FL

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Conditions (Continued)

- 4. 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.
- 5. No work shall commence to clear the site in preparation for the development hereby permitted until scaled plans showing the finished floor level, eaves and ridge height of the dwelling hereby permitted in relation to adjacent properties have been submitted to and approved in writing by the Local Planning Authority. The plan shall also include details of a fixed off-site datum point in the immediate locality. The work shall not be carried out otherwise than in accordance with the details so approved.
- 6. No work shall commence on the excavation works for the development hereby permitted until a one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel unless otherwise agreed in writing by the Local Planning Authority. The stone panel constructed shall be retained until the development hereby approved has been completed.
- 7. All pointing in the development hereby permitted shall accord with the following specification - a lime mortar mix of 1:2½ (lime; sand (sand mix of 50% sieved sharp sand and 50% builders sand)) with a slightly recessed bagged finish.
- 8. The chimneys on the development hereby approved shall be constructed using handmade/reclaimed bricks.
- 9. The roof of the development hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles or natural slate and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 10. No work shall commence on the construction of the roof of the development hereby permitted until details of the roof tile(s), including samples if so required by the Local Planning Authority, to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The roof tile used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.

Continued/Conditions

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14 JUL 2014  
Date .....

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2013/0297/FL

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Conditions (Continued)

- 11. No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 12. All new doors, door frames, windows, window frames and glazing bars shall be of timber construction and no other materials shall be used without the prior written consent of the Local Planning Authority.
- 13. The external face of the frame to all new windows shall be set in a reveal of a minimum of 100mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 14. No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 15. The lintels and cills of all new windows hereby approved shall be of natural or reclaimed stone.
- 16. The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 17. The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 18. No work shall commence on the installation of any external fixtures to the building to which this permission relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior lighting, meter boxes, signage, wall or roof flues, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.
- 19. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Continued/Conditions

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Date 14 JUL 2014

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Conditions (Continued)

- 20. No discharge of surface water from the application site shall take place until a detailed programme of works to provide a satisfactory outfall for surface water to the drainage ditch at the rear of the site have been completed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
- 21. Unless otherwise agreed in writing by the Local Planning Authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.
- 22. 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.
- 23. The development hereby permitted shall not be brought into use until details of the renewable energy measures to generate energy on site from renewable sources to displace at least 10% of predicted CO<sup>2</sup> emissions have been submitted to and approved in writing by the Local Planning Authority. Once approved the equipment shall be installed and thereafter maintained in a working condition.
- 24. 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, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
  - i) Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing:
    - a. the proposed highway layout including the highway boundary;
    - b. dimensions of any carriageway, cycleway, footway, and verges;
    - c. visibility splays;
    - d. the proposed buildings and site layout, including levels;
    - e. accesses and driveways;
    - f. drainage and sewerage system;
    - g. lining and signing;
    - h. traffic calming measures;

Continued/Condition 24 Continued

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14 JUL 2014  
Date .....



TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2013/0297/FL

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Condition 24 (Continued)

- i. all types of surfacing (including tactiles), kerbing and edging.
- ii) Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:
  - a. the existing ground level;
  - b. the proposed road channel and centre line levels;
  - c. full details of surface water drainage proposals.
- iii) Full highway construction details including:
  - a. typical highway cross sections to a scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths;
  - b. when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels;
  - c. kerb and edging construction details;
  - d. typical drainage construction details.
  - v) Details of the method and means of surface water disposal.
  - v) Details of all proposed street lighting.
  - vi) Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.
  - vii) Full working drawings for any structures which affect or form part of the highway network.
  - viii) A programme for completing the works.

The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority with the Local Planning Authority in consultation with the Highway Authority.

- 25. Other than for the purposes of creating the temporary access no vehicles shall be allowed onto the construction site. Once created no vehicles shall access the site except via the approved temporary access as shown on Drawing Reference 1700.63.003C. The access shall be constructed in accordance with details approved in writing by the Local Planning Authority in consultation with the Highway Authority for a minimum distance of 6 metres into the site. Any damage to the existing adopted highway occurring during use of the access until the completion of all the permanent works shall be repaired immediately.

Before the development is first brought into use the highway verge/footway shall be fully reinstated in accordance with the scheme approved in writing by the Local Planning Authority.

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Continued/Conditions

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1.4 JUL. 2014  
Date .....

NYM/2013/0297/FL

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2013/0297/FL

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Conditions (Continued)

- 26. 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 time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.
- 27. Unless otherwise approved in writing by the Local Planning Authority, there shall be no HCVs brought onto the site until a survey recording the condition of the existing highway has been carried out in a manner approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- 28. All doors and windows on elevations of the building(s) adjacent to the existing and/or proposed highway shall be constructed and installed such that from the level of the adjacent highway for a height of 2.4 metres they do not open over the public highway and above 2.4 metres no part of an open door or window shall come within 0.5 metres of the carriageway. Any future replacement doors and windows shall also comply with this requirement.
- 29. 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.

Continued/Informatives

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14 JUL 2014  
Date .....

## TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2013/0297/FL

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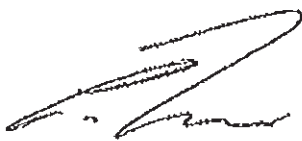
## Informatives

1. This consent is issued subject to the terms of the Agreement (under Section 106 of the 1990 Town and Country Planning Act) dated 14 July 2014 between the North York Moors National Park Authority and Home Group Limited and Marquis of Normanby to restrict and prescribe occupancy of dwellings.
2. You are advised that the development provides an opportunity to provide bat roosts in the houses on the site. It is suggested that bat bricks for example would be self cleaning and could be installed during construction.
3. Yorkshire Water advises, a water supply can be provided under the terms of the Water Industry Act 1991. For further information and advice, the Distribution Asset Manager should be contacted at the following address: Customers Services & Networks (Water Network Assets – East), Cottingham Pumping Station, Mill House Woods Lane, Cottingham, East Yorkshire. HU16 4HD.
4. You are advised the domestic foul water should only discharge to the 150mm public foul water sewer recorded in the public highway. From the information supplied, it is not possible to determine if the whole site will drain by gravity to the public sewer network. If the site, or part of it, will not drain by gravity, then it is likely to a sewage pumping station will be required to facilitate connection to the public sewer network. If sewage pumping is required foul water discharge must not exceed 6 (six) litres per second.
5. The developer is advised to contact the relevant drainage authorities with a view to establishing a suitable watercourse for the disposal of surface water.
6. In imposing condition 25 above it is recommended that before a detailed planning submission is made a draft layout is produced for discussion between the applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.
7. In relation to condition 26 these works may include replacing carriageways, kerbs, footways, cycleways and verges to the proper line and level. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Highway Authority will also be pleased to provide the detailed construction specification referred to in this condition.

## 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.

Continued/Reasons for Conditions



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COPY

Date .. 1.4. JUL. 2014

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2013/0297/FL

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Reasons for Conditions (Continued)

- 3. 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.
- 4. 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.
- 5. In order to 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 National Park and ensure that new development is of a high quality and respects the character of the locality.
- 6 – 10. 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 building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
- 11 – 18. 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.
- 19. 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.
- 20. To ensure that the site is properly drainage and surface water is not discharged to the foul sewerage system which will prevent overloading and to comply with the provisions of NYM Development Policy 1.
- 21. To ensure that no foul water discharges take place until proper provision has been made for its disposal and to comply with the provisions of NYM Development Policy 1.
- 22. 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.
- 23. In order to comply with the provisions of NYM Core Policy D which seeks to ensure that new development contributes to reduce carbon emissions.

Continued/Reasons for Conditions

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174 JUL 2014  
Date .....



TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2013/0297/FL

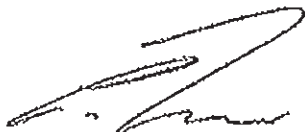
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Reasons for Conditions (Continued)

- 24. In accordance with NYM Development Policy 23 and to secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.
- 25. In accordance with NYM Development Policy 23 and in the interests of both vehicle and pedestrian safety and the visual amenity of the area.
- 26. In accordance with NYM Development Policy 23 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
- 27. In accordance with NYM Development Policy 23 and in the interests of highway safety and the general amenity of the area.
- 28. In accordance with NYM Development Policy 23 and to protect pedestrians and other highway users.
- 29. 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.

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 14 JUL 2014

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