

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 C Wharton
c/o England & Lyle
Gateway House
55 Coniscliffe Road
Darlington
County Durham, DL3 7EH

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The above named Authority being the Planning Authority for the purposes of your application validated 24 March 2015, in respect of proposed development for the purposes of **use of land for the siting of 40 no. additional static caravans and associated access/egress at York House Caravan Park, High Hawsker** has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

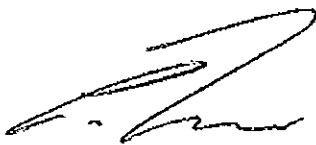
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Proposed Access Arrangement	777.20150618.SK001	18 June 2015
Proposed Site Plan	14-1181.02 Rev.A2	23 March 2015
Proposed Road Egress Detail	14-1181.03 Rev.A2	23 March 2015

- or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The 40 static caravans hereby approved shall only be occupied for holiday purposes only between 04 February and 04 January in the following year under the terms set out in condition 4 below. No static caravan shall be occupied for any purpose, including holiday purposes, during the period of 04 January to 04 February.
 4. The 40 static caravans hereby approved shall only be occupied for holiday purposes and shall not be occupied as a person's sole or main place of residence. The site owner/operators shall maintain an up-to-date register of all owners/occupiers of individual caravans on the site and of their main home addresses and shall make this information available at all reasonable times to 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.

Continued/Conditions

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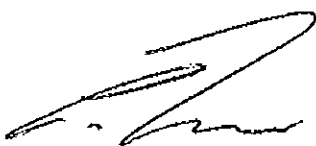
Mr C M France
Director of Planning

Date 28 JUL 2015

Conditions (Continued)

6. No caravans shall exceed 12.8 metres long, 3.96 metres wide or 3.05 metres internally floor to ceiling. Any variation of this will require a new grant of planning consent from the Local Planning Authority.
7. 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 provide for tree and hedgerow planting to the boundaries of the site 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.
8. 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 access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
 1. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and Standard Detail number E9A.
 2. Any gates or barriers shall not be able to swing over the existing highway.
 3. That part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.
 4. Provision to prevent surface water from the site discharging onto the existing highway shall be constructed in accordance with the approved details shown on drawing 777.20150618.SK001 and maintained thereafter to prevent such discharges. The final surfacing of any private access within 1 metre of the public highway shall not contain any loose material that is capable of being drawn on to the existing public highway.All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.
9. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 33 metres measured along the channel line to the southwest and 45 metres measured along the channel line to the northeast of the major road B1447 from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Continued/Conditions



Mr C M France
Director of Planning

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Date .. 28 JUL 2015

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2015/0198/FL

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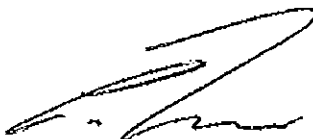
Conditions (Continued)

10. 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 other works until the details of the following highway improvement works listed below have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
 1. The relocation of the pole currently located in the centre of the proposed access;
 2. The tree near the proposed access should have the lower branches removed to allow clear passage of the tallest caravan expected on the site.
11. No part of the development shall be brought into use until the proposed one way system, including the signage, has been constructed in accordance with the approved details and is 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.
12. No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.
13. No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of foul water drainage, including details of any balancing works and off-site works, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.

Informative

In relation to condition 8 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 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

Continued/Reasons for Conditions



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Mr C M France
Director of Planning

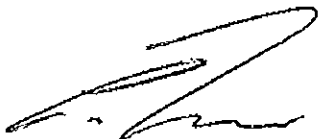
28 JUL 2015
Date

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. In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seek to conserve and enhance the special qualities of the NYM National Park.
4. The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to provide facilities for visitors in line with NYM Development Policy 16.
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 order to enable the Local Planning Authority to retain control over the size and form of caravan located on the site and to comply with the provisions of NYM Core Policy A which seeks to protect the landscape quality of the National Park.
7. 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.
8. In accordance with NYM Development Policy 23 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
9. In accordance with NYM Development Policy 23 and in the interests of road safety.
10. In accordance with NYM Development Policy 23 and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.
11. 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.
12. To avoid pollution of watercourses and to comply with the provisions of NYM
13. & Development Policy 1, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.

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

Date ... 28 JUL 2015