

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 Matthew White
c/o Mr Michael Miller
16 Park View
Glaisdale
Whitby
North Yorkshire
YO21 2PP

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The above named Authority being the Planning Authority for the purposes of your application validated 10 September 2015, in respect of proposed development for the purposes of **construction of motor car maintenance and restoration building (Use Class B1) at Moor Lane Farm, Fairhead, Grosmont** has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

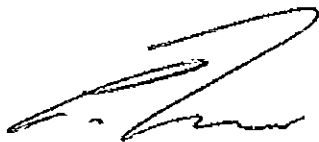
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Red line plan	OS Map	2 September 2015
Shed plan	165/09	2 September 2015
Site plan as proposed	165/03 (1/200)	2 September 2015
Site sections as proposed	165/04A	5 May 2016
Shed plan and elevations	165/09A	5 May 2016

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

3. The premises shall not be used other than as a car restoration workshop and shall not be used for any other purpose (including any other purpose in Class B1 of the Schedule to 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, or within Schedule 2, Part 3, Classes A-V of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order).

Continued/Conditions



Mr C M France
Director of Planning

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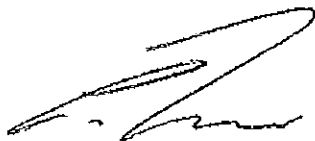
24 MAY 2016
Date

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Conditions (Continued)

4. The car restoration workshop hereby approved shall remain ancillary to the use of the main dwelling known as Moor Lane Farm and shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit. Collection and delivery of vehicles will be by the sole trader only. No public services are to be offered. Appointments will be arranged by special request only. If the use of the building for car restoration purposes within the unit permanently ceases the building shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place.
5. No machinery shall be operated on the premises before 08.00 hrs on weekdays and Saturdays nor after 18.00 hrs on weekdays and 13.00 hrs on Saturdays nor at any time on Sundays or Bank Holidays without the prior written agreement of the Local Planning Authority.
6. Other than the car parking area shown on Dwg No. 165/03 there shall be no storage of materials, machinery, vehicles, waste or other items outside the building(s) on the site without the prior written agreement of the Local Planning Authority.
7. The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey, brown or black and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
8. The external elevations of the workshop hereby approved shall, within three months of first being brought into use, be clad in timber boarding and shall be left to weather naturally and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
9. The development shall not be brought into use until the soakaway serving the development is fully operational and any other drainage works have been fully installed and completed.
10. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species unless the Local Planning Authority gives written consent to any variation.

Continued/Informatives



Mr C M France
Director of Planning

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24 MAY 2016

Date

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2015/0637/FL

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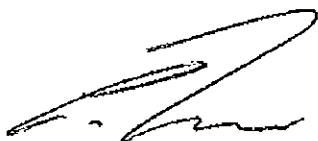
Informatives

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
2. Please note that the footpath/track that runs through Moor Lane Farm close to the site entrance hereby approved must be kept free from obstruction and open for use at all times before, during and after any works.

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 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) or the Town and Country Planning (General Permitted Development) Order 2015 (or any order 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 order to comply with NYM Development Policy 19 which seeks to ensure that domestic buildings are well related to the domestic curtilage and to enable the Local Planning Authority to control any future use(s) which could give rise to conditions detrimental to the special qualities of the National Park and the residential amenities of adjoining occupiers which would be contrary to NYM Core Policy A.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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24 MAY 2016
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TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2015/0637/FL

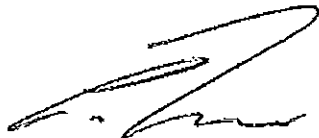
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Reasons for Conditions (Continued)

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 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.
- 7 & 8. 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.
9. In order to comply with the provisions of NYM Development Policy 2 which seeks to mitigate the impact of flood damage to new development within areas at high risk from flooding and prevent additional flood risk to other properties.
10. In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the design of the proposal and in turn have sought to ensure that the noise levels for assessing industrial and commercial sound from the proposed development do not exceed the prescribed guidelines so as to deliver sustainable development.



Mr C M France
Director of Planning

Date .. 24 MAY 2016 ..

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