

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 & Mrs Craven
c/o Studio Stead
fao: Miss Sarah Stead
Barclays Bank House
Baxtergate
Whitby
North Yorkshire, YO21 1BW

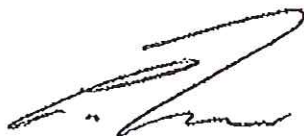
The above named Authority being the Planning Authority for the purposes of your application validated 08 February 2013, in respect of proposed development for the purposes of **siting of 3 no. log cabins for holiday use and associated access road at land off Moor Lane, Aislaby** has considered your said 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	052	28 January 2013
Woodland Management Plan	N/A	25 July 2013
Tree Survey	N/A	28 January 2013
Tree Survey Plan	DER/144/A	28 January 2013
Tree Survey Plan	DER/144/B (1)	25 July 2013
Tree Survey Plan	DER/144/B(2)	25 July 2013
Tree Survey Plan	DER/144/C	25 July 2013
Tree Survey Plan	DER/144/D	25 July 2013
Tree Survey Plan	DER/144/E	25 July 2013
Phase 1 Habitat Survey	R1	25 July 2013
Site Block Plan	052/02(G)	25 July 2013
Proposed Elevations	052/04(B)	25 July 2013
Site Aerial Map	052/06	25 July 2013
Letter from B Snoxell	BGS/PG/E	25 July 2013
Site Location Plan	52/001(C)	25 July 2013
Proposed Plans	52/03(B)	25 July 2013
Site Sections	52/05	25 July 2013
Letter from Sarah Stead	N/A	25 July 2013

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

Continued/Conditions



Mr C M France
Director of Planning

12 MAR 2015
Date

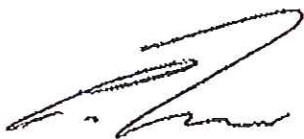
TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2012/0612/FL

Conditions (Continued)

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2012 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 43, Classes A to F shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. The dwelling unit hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
5. The timber cabins hereby approved shall not be occupied at all between 14 January and 10 February inclusive.
6. The external surface of the roof of the building hereby permitted shall be clad with Greys Artstone tile in w.blue slate and thereafter be so maintained unless otherwise be agreed in writing with the Local Planning Authority.
7. The external elevations of the log cabins hereby approved shall, within three months of first being brought into use, be clad in rough sawn horizontal pressure treated timber boarding from North Yorkshire Timber as seen on site on 3 October 2014 and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
8. All new window frames in the development hereby approved shall be coloured dark grey within six months of the date of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9. No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of disposal of foul and 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.
10. No work shall commence to clear the site in preparation for the development hereby permitted until full details of the hardsurfacing to be utilised on the site have been submitted to and approved in writing by the Local Planning Authority, including a timetable to implement the proposed works. The hard landscaping works shall then be implemented in accordance with the approved details. The hard landscaping shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
11. No work shall commence to clear the site in preparation for the development hereby permitted until full details of the access surfacing have been submitted to and approved in writing by the Local Planning Authority. The access surfacing shall then be implemented in accordance with the approved details and shall be maintained in that condition in perpetuity.
12. No development shall take place on site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Continued/Conditions



Mr C M France
Director of Planning

Date .. 12 MAR 2015 ..

DecisionApprove

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2012/0612/FL

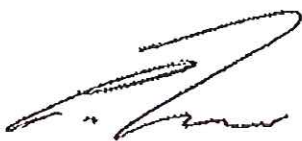
Conditions (Continued)

13. No preparation works shall commence in relation to the construction of the foundations for the cabins hereby approved until details of the construction of the foundations and cabins have been submitted to and approved in writing by the Local Planning Authority.
14. No work shall commence on the installation of the water supply until full details of a method of supplying the cabins with a potable water supply have been submitted and approved in writing by the Local Planning Authority. These details shall also include details of where the pipes will be laid to allow an appropriate assessment of the proposal in accordance with the archaeological assessment. The development shall not be brought into use until the water supply has been completed in accordance with the approved details.
15. Ground works shall only take place on the site between 31 August and the end of October unless otherwise agreed in writing with the Local Planning Authority.
16. The proposed mitigation works identified in the Phase I Habitat ecology survey received at the National Park Authority on 25 July 2013 shall be strictly adhered to and the ten bird boxes shall be installed on the land within one month of the first occupation of the first holiday cabin, unless otherwise agreed in writing with the Local Planning Authority. Full details of the location of the bird boxes shall be submitted to and approved in writing by the Local Planning Authority prior to siting.
17. In the event that the cabins hereby approved are no longer required for holiday letting purposes they shall be removed from the site within a period of six months of last use and the site shall be restored in accordance with a scheme to be first agreed in writing by the Local Planning Authority.
18. 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.

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
2. This consent is issued subject to the terms of the Agreement (under Section 106 of the 1990 Town and Country Planning Act) dated 6 March 2015 between the North York Moors National Park Authority and Paul Craven and Caroline Craven and Aislaby Stone Limited to ensure ownership remains as part of Aislaby Quarry (Eskdale Stone) and to ensure the management of the adjoining woodland in accordance with the submitted Management Plan.

Continued/Informatives



Mr C M France
Director of Planning

Date ..12 MAR 2015

DecisionApprove

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2012/0612/FL

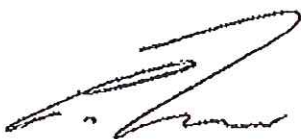
Informatives (Continued)

3. The National Park Management Plan seeks to encourage the restoration and enhancement of areas of heather moorland. Our Conservation Team would be happy to work with the applicant and provide volunteers to help with clearance of birch scrub, gorse etc to achieve this in accordance with the Naturally Wild Habitat Survey submitted by the applicant.

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 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. 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 ensure that a traditional rural building is conserved in line with NYM Development Policy 8.
5. 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
6. 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.
- 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. 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.
- 10 & 11. In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

Date 12 MAR 2015

TOWN AND COUNTRY PLANNING ACT 1990

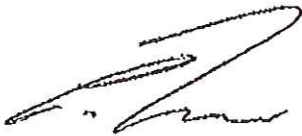
Continuation of Decision No. NYM/2012/0612/FL

Reasons for Conditions (Continued)

12. In order that any remains of archaeological importance can be adequately investigated and recorded before any development takes place on the site and to comply with NYM Core Policy G which seeks to conserve and enhance the historic assets and cultural heritage of the National Park.
13. To protect the visual amenity, ecology and the character of this part of the National Park and to ensure compliance with Development Policy 16.
14. In order to comply with the provision of NYM Development Policy 1 in respect of sufficient infrastructure capacity.
- 15 & 16. To protect the ecology and habitats on the site in accordance with NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment of the National Park.
17. To protect the visual amenity, ecology and the character of this part of the National Park and to ensure compliance with Development Policy 16.
18. 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.

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 proposal including the woodland/heath management plan so as to deliver sustainable development.



Mr C M France
Director of Planning

12 MAR 2015
Date

