

**Town and Country Planning Act 1990
North York Moors National Park Authority**

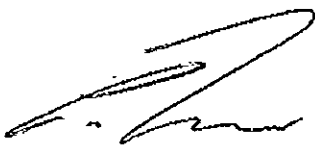
**Notice of Decision of Planning Authority on Application for
Permission to Carry out Development**

To: Mr David Stuart
c/o Edwardson Associates
fao: Mr Thorfinn Caithness
Paddock House
10 Middle Street South
Driffield
East Riding of Yorkshire
YO25 6PT

The above named Authority being the Planning Authority for the purposes of your application validated 26 February 2016, in respect of proposed development for the purposes of **use of land for the siting of 7 no. static caravans for holiday use with associated landscaping works at Rigg Farm Caravan Park, Stainsacre**, 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 approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The 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 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 is available at all reasonable times to the Local Planning Authority.
4. The consent hereby granted relates to the use of land for the siting of static caravans from 7th February in one year to 7th January in the following year only. There shall be no use of the 7 no. static caravans during the closed one month season. The site owner/operator shall maintain a register of the home addresses of the owners/occupiers and make the register available at all reasonable times for inspection by Officers of 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.
6. No caravans shall exceed 11.5 metres long, 4 metres wide or 3.8 metres externally. Any variation of this will require a new grant of planning consent from the Local Planning Authority.

Continued/Conditions



Mr C M France
Director of Planning

22 APR 2016
Date

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2016/0136/FL

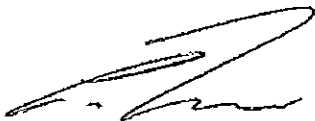
Conditions (Continued)

7. Prior to the installation of the proposed caravans or any replacement static caravans on any part of the site, the colour of the caravans to be sited shall be submitted to and agreed in writing by the Local Planning Authority. The caravans shall be thereafter maintained in the agreed colour in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
8. No work shall commence in the construction of any decking until full details of the extent, appearance, material and finish, height from ground level (including cross sections) and balustrade detailing have been submitted to and approved in writing by the Local Planning Authority. The decking shall be constructed in accordance with the approved details and maintained in that condition in perpetuity
9. 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.
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.

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. 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.
4. 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.
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.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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TOWN AND COUNTRY PLANNING ACT 1990

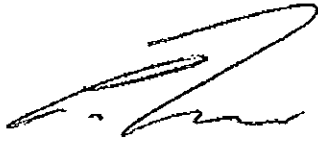
Continuation of Decision No. NYM/2016/0136/FL

Reasons for Conditions (Continued)

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 & 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 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.
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 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 12 2 APR 2016