

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 A Sedman
c/o BHD Partnership
fao: Mr Neil Duffield
Airy Hill Manor
Waterstead Lane
Whitby
YO21 1QB

COPY

The above named Authority being the Planning Authority for the purposes of your application validated 18 May 2016, in respect of proposed development for the purposes of **alterations and extensions to dwelling and creation of vehicular access, turning and parking areas at 17 Egton Road, 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
Location/Site Plan	D10924-01 Rev A	17 May 2016
Proposed Floor Plans and Elevations	D10924-04 Rev B	17 May 2016
Proposed Block Plan and Elevation	D10924-02 Rev G	13 September 2016

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

3. All new stonework, brickwork and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
4. 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:
 - i) The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6W.
 - ii) 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 10%.
 - iii) Provision to prevent surface water from the highway discharging onto the existing or proposed site/plot shall be constructed and maintained thereafter to prevent such discharges.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Continued/Conditions

Mr C M France
Director of Planning

COPY

Date 3 NOV 2016

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2016/0364/FL

COPY

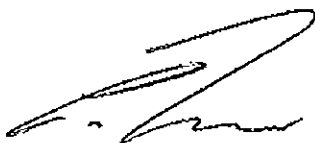
Conditions (Continued)

5. The development hereby permitted shall be carried out in accordance with the Tree Protection Measures set out in section 5 (pre-Development and Site Preparation Works), section 6 (Tree Protection Measures During Development) and Section 7 (Post-Construction Considerations) of the Arboricultural Method Statement inc. Impact Assessment ref.: ARB/CP/1385, September 2016, prepared by Elliot Consultancy Ltd.
6. Any work carried out in accordance with the development hereby permitted and within the crown spread of trees (above or below ground) shall comply with the following conditions:
 - i) There shall be no excavation with machinery and all trenches shall be dug carefully by hand retaining as many roots as possible;
 - ii) No roots over 25mm in diameter shall be cut;
 - iii) When backfilling trenches, an inert granular material mixed with top soil or sharp sand (NOT builder's sand) shall be placed around the retained roots and compacted carefully;
 - iv) Heavy mechanical plant shall not be moved or used within the crown spread of the trees, except on existing hardsurfaces;
 - v) Equipment, spoil or building material (including chemicals) shall not be stored within the crown spread of the trees.If any trunk or branches of a tree are damaged in any way, the utility operator shall carry out any remedial tree work recommended by the Authority's Woodland Officer.

Informatives

1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
2. In relation to condition 4 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



Mr C M France
Director of Planning

COPY

Date ... - 3 NOV 2016

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2016/0364/FL

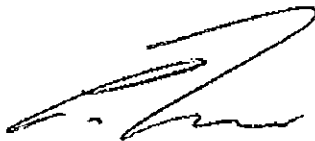
COPY

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. 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.
4. 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.
5. 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.
6. The trees within the vicinity of the site are of significant amenity value and every effort shall be made to protect them in accordance with 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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

COPY

Date - 3 NOV 2016