

# North York Moors National Park Authority

District/Borough: Scarborough Borough  
Parish: Sneaton

Application No. NYM/2016/0845/NM

**Proposal: non material amendment to planning approval NYM/2014/0676/MEIA to allow realignment of internal access road and alterations to drill pad datum level at Doves Nest Farm**

**Location: Doves Nest Farm, nr Sneaton**

**Decision Date: 30 December 2016**

## Consultations

Parish – Not able to reply in time

Neighbour - V/A

## Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	PLAN03	The development hereby approved shall only be carried out in accordance with the amended plans which comprise the realignment of the internal access road and amendment to drill pad level above AoD as shown on drawing number YP-P10-DNF-CX-007 & 008 and accompanying written specification received on 1 <sup>st</sup> December 2016. Otherwise the development shall be carried out completely in accordance with the approved plans and imposed conditions of planning approval NYM/2014/0676/MEIA. These changes shall be taken into account for future submissions to meet other conditional requirements including conditions relating to noise (18,19, 20,21, 24 & 25).
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## Background

Planning permission was granted in July 2015, at a one-off special planning committee for the construction of a new potash (Polyhalite) mine and underground ore transport tunnel to Teesside subject to 95 planning conditions and a headline £175m S106 Planning Agreement to provide substantial environmental & social & economic mitigation and off-site compensation.

Since planning permission was granted, the applicants have undertaken a Definitive Feasibility Survey (DFS) to derive more accurate costings and appraise operational changes to the scheme which could reduce the environmental impact further whilst reducing costs. Two of the issues which have emerged from the DFS are the operational advantages of a small internal realignment of the main internal access road and secondly a proposed change to the finished AOD floor level of the drill pads.

This application relates to those two matters.

## Main Issues

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is



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satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

The principal of the development of this site has already been accepted. The proposed realignment of the internal access road would have negligible impact on the impacts of the development. Whilst the raising of part of the drill pad could have potential impacts on receptors outside the site, the applicants have confirmed that the overall heights of the buildings on the pad would not alter so would still be below the surrounding tree canopy height of 13m, furthermore that the finalisation of work to meet other planning conditions, particularly the noise, dust and vibration final mitigation schemes will ensure that no impacts beyond those approved in the original approval would result.

In view of the above, approval is recommended.

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