

**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: William Woods and Co Ltd
c/o Edwardson Associates
Paddock House
10 Middle Street South
Driffield
YO25 6PT

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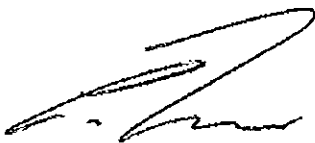
The above named Authority being the Planning Authority for the purposes of your application validated 18 October 2017, in respect of proposed development for the purposes of **variation of conditions 2 (material amendment) and 5 of planning approval NYM/2016/0880/FL to amend the occupancy from holiday accommodation to temporary workers accommodation at Cloughton Sawmill, Whitby Road, Cloughton** 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 17 March 2020.
2. The permission hereby granted is valid only until 31 December 2021 or until the Date of Production at Woodsmith Mine (as defined in the Glossary of Terms and Abbreviations for planning permission NYM/2017/0505/MEIA relating to development at Woodsmith Mine), whichever is the sooner.
3. 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 Plan | WOO.W 2017.02.001 | 17 October 2017 |
| Site Plan - As Proposed | WOO.W 2017.02.101 | 17 October 2017 |
| Site Sections - As Proposed | WOO.W 2017.02.002 | 17 October 2017 |
| Wet Weather Facility: Floorplan, Elevations, Sections - As Proposed | WOO.W 2017.02.103 | 17 October 2017 |
| Units: Floorplan, Elevations - As Proposed | WOO.W 2017.02.104 rev A | 02 January 2018 |
| Reception Building: Floorplan, Elevations, Sections - As Proposed | WOO.W 2017.02.105 | 17 October 2017 |
| Tree Tent | WOO.W2016.02.107 | 20 December 2016 |
| Amenity Pod | WOO.W2016.02.108 | 20 December 2016 |
| Proposed Junction Layout | CLW-ARP-XX-XX-DR-CH-18009 | 20 December 2016 |
| Existing vertical profile | CLW-ARP-XX-XX-DR-CH-18010 | 20 December 2016 |
| Proposed cross sections | CLW-ARP-XX-XX-DR-CH-18011 | 20 December 2016 |

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

Continued/Conditions



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Mr C M France
Director of Planning
For the Rights of Appeal and Notes See Overleaf

Date **23 JAN 2018**

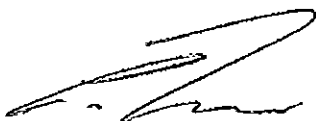
TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2017/0743/FL

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Conditions (Continued)

4. No more than 15 units of holiday accommodation shall be provided on the application site without the granting of a separate planning permission by the Local Planning Authority.
5. Notwithstanding the provisions of Class B, Part 5 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, or any Order revoking and re-enacting that order, no development required by the conditions of a site license shall be permitted without the granting of planning permission by the Local Planning Authority.
6. The units of accommodation hereby approved shall not be occupied other than by employees of, or contractors working for, York Potash Ltd (subsidiary trading name of Sirius Minerals plc) and shall not be used for residential purposes other than for temporary workers accommodation for employees or contractors engaged in construction works at the Woodsmith Mine site.
7. 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.
8. The external elevations of the reception and wet weather building hereby approved shall, within three months of first being brought into use, be clad in vertical timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
9. The external surface of the roof of the reception and wet weather buildings hereby permitted shall be coloured and thereafter maintained dark grey or dark green and shall be maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
10. 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 to the site has been set out and constructed in accordance with the published Specification of the Highways Authority and the following requirements:
 - a. The crossing of the highway verge and/or footway shall be laid out in accordance with the approved details and constructed in accordance with Standard Detail number E7.All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.
11. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are providing giving clear visibility of 215 meters measured along both channel lines of the major road A171 Ringing Keld to Holm Hill from a point measured 2.4 meters down the centre line of the access road. The eye height will be 1.05 meters and the object height shall be 1.05 meters. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purposes at all times.



Mr C M France
Director of Planning

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Continued/Conditions

Date .. **23 JAN 2018**

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Conditions (Continued)

12. Prior to the development being brought into use, a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:
- a. the appointment of a travel coordinator;
 - b. a partnership approach to influence travel behaviour;
 - c. measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site;
 - d. a reduction in all vehicle trips and mileage;
 - e. a programme for the implementation of such measures and any proposed physical works;
 - f. procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

13. Other than in relation to works required to improve sightlines as required by the Highway Authority, or to provide a clear ground area to site the pods/tens/pathways and parking areas, no trees, shrubs or hedges 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 similar size and species, unless the Local Planning Authority gives written consent to any variation.
14. No work shall commence to clear the site in preparation for the development hereby permitted until details of a programme of works to mitigate the impact of the development on any bats at the site have been submitted to and approved in writing by the Local Planning Authority. The programme shall include a survey of the buildings to determine the extent of any bat presence and a written scheme of mitigation measures. The work shall not be carried out otherwise than in accordance with the details so approved.

Informatives

- 1. You are advised that a separate licence will be required from the Highways 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.
- 2. An environmental permit will be required to discharge treated sewage effluent from the proposed package treatment plant via an infiltration system or to surface water. Further information can be found from the Environment Agency's website or contact the Environment Agency Planning Support Centre on 03708 506506.
- 3. The site will require a caravan site licence, and you are advised to contact the Residential Regulation Team at Scarborough Borough Council on 01723 232530.

Continued/Reasons for Conditions


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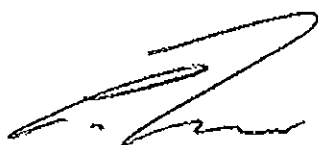
Continuation of Decision No. NYM/2017/0743/FL

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Reasons for Conditions

1. In order that the Local Planning Authority can 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.
2. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
3. 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.
4. 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 NYM National Park.
5. 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.
6. The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for temporary workers accommodation has been permitted to provide facilities for employees or contractors of Sirius Minerals Plc.
7. 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.
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 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.
9. 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.
10. 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.
11. In accordance with NYM Development Policy 23 and in the interests of road safety.
12. In accordance with NYM Development Policy 23 and to establish measures to encourage more sustainable non-car modes of transport.
13. 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.
14. In order to comply with the provisions of NYM Core Policy C which seeks to protect species protected under national and international legislation.

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



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Director of Planning

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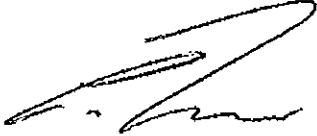
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Continuation of Decision No. NYM/2017/0743/FL

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.



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