

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

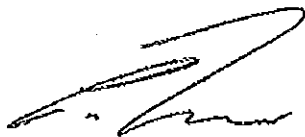
To: Forestry Commission
c/o Forestry Commission England
Outgang Road
Pickering
YO18 7EL

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The above named Authority being the Planning Authority for the purposes of your application validated 27 January 2015, in respect of proposed development for the purposes of revised access arrangements, erection of larch clad shelter and installation of satellite mast (max height 5 metres) with associated cabinet at Pexton Moor, creation of new access to the north of Pexton Moor, revised access arrangements and installation of satellite mast (max height 5 metres) with associated cabinet at Ebberston together with creation of new car park, link footpath to the visitor centre and field access and cattle pen at Sievedale at Dalby Forest 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. 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.
4. The external elevations of the payment shelters hereby approved shall, within three months of first being brought into use, be clad in horizontal timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.

Continued/Conditions



Mr C M France
Director of Planning

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Date .. 1.2. MAY 2015

TOWN AND COUNTRY PLANNING ACT 1990

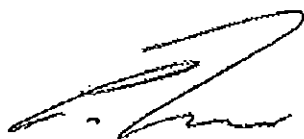
Continuation of Decision No. NYM/2015/0019/FL

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Conditions (Continued)

5. Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for enhanced bio-diversity measures, including flower rich grassland and boundary screen planting and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
6. 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.
7. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundwork's, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:
 - (i) The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
 - (ii) A programme for the completion of the proposed works has been submitted. The required highway improvements shall include at the C67 / Unclassified Road junction:
 - a. Replacing the existing triangular 600mm high side road junction advance warning signs on existing poles with larger 750mm versions, in either direction;
 - b. Apply 'SLOW' markings on the carriageway at the locations referred to in (a) above;
 - c. Provide and erect brown on white advance warning direction signs on poles within the existing highway verge, for Dalby Forest (with appropriate directional arrow), at locations close to those referred to in (a) above, as agreed in advance and in writing by the Highway Authority.
8. Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number 7. Provision of signs and road marking improvements as specified.

Continued/Conditions



Mr C M France
Director of Planning

COPY

Date ... 1.2. MAY 2015

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2015/0019/FL

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Conditions (Continued)

9. Surface water draining from areas of hard standing shall be passed through a trapped gully or series of trapped gullies, prior to being discharged into any watercourse, soakaway or surface water sewer. The gully/gullies shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water shall not pass through the gully/gullies.

Informative

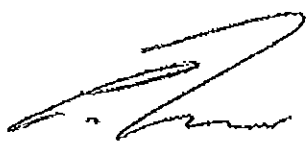
Please note that the footpath/track situated at Pexton Moor, adjacent the development site hereby approved must be kept free from obstruction and open for use at all times before, during and after any works.

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 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.
4. 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.
5. 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.
6. 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.
7. In accordance with NYM Development Policy 23 and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.
8. In accordance with NYM Development Policy 23 and in the interests of the safety and convenience of highway users.
9. To reduce the risk of pollution to the water environment

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 maintain the economic, social and environmental conditions of the area.



Mr C M France
Director of Planning

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Date ... 12 MAY 2015