

TOWN AND COUNTRY PLANNING ACT 1990
YORKSHIRE DALES NATIONAL PARK AUTHORITY
(Local Planning Authority)

**NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR:
PERMISSION TO CARRY OUT DEVELOPMENT**

To: Miss K Jukes
Directions Planning Consultancy Ltd

Decision No: C/02/46F

The above named Authority being the Local Planning Authority for the purposes of your application received on 13/02/2013 for full planning permission for external alterations at The Former Primary School, Skyreholme, Appletreewick, SE063601 have considered the said application and have GRANTED permission for the proposed Development subject to the following Conditions:

1. The development hereby permitted shall be begun (as defined by Section 56 of the Town and Country Planning Act 1990) before the expiration of three years from the date of this permission.
2. The development shall be carried out in accordance with the following plans and information:
 - Site location plan
 - Proposed Floor Plans (drg. No. JJ:01 rev B)
 - Proposed Site Plan (drg. No. JJ:03 rev A)
 - Proposed Section and Elevations (drg. No. JJ:02 rev B)
 - Solar panel manufacturer's spec.
 - Sewage treatment plant details
 - Bat surveydate stamped received 13 Feb 2013
3. The works required for the treatment and disposal of sewage shall be completed in accordance with the approved details as shown on drawing no. JJ:03 rev A received on the 13 Fe 2013 and shall be retained as such thereafter.
4. The materials to be used in the construction of all external surfaces of the extension hereby permitted shall match those of the existing host building as at the date of this permission.
5. Rainwater goods including fixings shall be coloured black and fixed directly to the masonry of the building using rise and fall brackets and shall remain as such thereafter.
6. The solar panels shall be black, have a non-reflective coating, and the frames shall be coloured black.
7. The solar panels and mounting system shall be removed from the site when the panels cease to be used for electricity generation.
8. The approved finish of the stone wall that forms the boundary to the access, as indicated on drg. No. JJ:03 rev A and JJ:02 rev B shall match the adjoining and existing substantially built stone wall by way of external appearance and materials used, and shall be constructed to a minimum height of one metre prior to the first use of the access and retained as approved thereafter.

Date: 15 MAY 2013

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YORKSHIRE DALES
National Park Authority

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9. The rooflights in the approved development shall be of 'conservation style,' fitted flush with the adjoining roof surface and shall not project above the plane of the roof. The rooflights shall be retained as such thereafter.
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 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 footway shall be constructed in accordance with the approved details.
 - (ii) Any gates or barriers shall be erected a minimum distance of 4.5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
 - (iii) Provision to prevent surface water from the site discharging onto the highway shall be constructed in accordance with the the specifications of the Highway Authority and maintained thereafter to prevent such discharges.
 - (iv) The final surfacing of the enlarged access within 4.5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway and shall not be constructed in tarmac.

Reason(s):

1. To comply with the requirements of Sections 91-93 of the Town and Country Planning Act 1990 (as amended).
2. To define the plans and information that relate to this permission.
3. In the public interest to protect against pollution of local ground and surface water and any adverse affects to local amenities resulting from a failure to properly deal with foul drainage from the site, in accordance with saved policy U1 of the adopted Yorkshire Dales Local Plan (2006).
4. To ensure that the external appearance of the building is acceptable, having regard to saved policy GP2 of the adopted Yorkshire Dales Local Plan (2006).
5. In the interests of visual amenity in accordance with saved policies GP2 and B7 of the adopted Yorkshire Dales Local Plan (2006).
6. In the interests of visual amenity and to accord with saved policy GP2 of the Yorkshire Dales Local Plan (2006).
7. To remove equipment and other features which have ceased to be used for renewable energy in the interests of visual amenity, in accordance with saved policy U6 of the adopted Yorkshire Dales Local Plan (2006).
8. In the interests of visual amenity and to accord with saved policies GP2 and TA12 of the Yorkshire Dales Local Plan (2006).
9. To ensure a satisfactory appearance to the development and to comply with saved policy GP2 of the adopted Yorkshire Dales Local Plan (2006).
10. In the interests of highway safety in accordance with saved policy TA12 of the Yorkshire Dales Local Plan (2006).

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Notes to Applicant:

Town and Country Planning (Development Management Procedure) (England) Order 2010
Article 31 (1)(a)(i) and (ii):

Reason for grant of permission: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the special qualities of the National Park, the visual amenity of the area, species protection and highway safety. As such the proposal complies with saved policies GP1, GP2, U1, U6, B14, NE7 and TA12 of the Yorkshire Dales Local Plan 2006/Yorkshire Dales National Park Housing Development Plan 2012-2025 and the guidance contained within the National Planning Policy Framework.

Development plan policies and proposals relevant to the decision to grant: Saved policy GP1 (setting out the National Park statutory purposes), saved policy GP2 (a general design policy setting out criteria against which built development should be assessed), saved policy U1 (requiring appropriate foul drainage systems), saved policy U6 (encouraging appropriate small-scale renewable energy developments that are visually acceptable), saved policy B14 (setting out criteria by which extensions to buildings should be assessed), saved policy NE7 (requiring appropriate species protection) and saved policy TA12 (requiring new and altered access to the highway to be safe and visually acceptable).

This Authority has acted positively and proactively in dealing with this application by addressing issues of concern by the use of planning conditions and the application has been determined in accordance with local plan policy and the presumption in favour of sustainable development set out in the National Planning Policy Framework.

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.

NOTE:-

No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed Development is situated; or of obtaining approval under any other Bye-Laws, local Acts, orders, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.

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