

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: Mr JB Hall

Decision No: R/54/101D

The above named Authority being the Local Planning Authority for the purposes of your application received on 06/09/2011 for full planning permission for demolition of lean-to calf shed and erection of new parlour and dairy at Calf Shed, Sorrelsykes Farm, West Burton, SE024882 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 details indicated in the following documents
 - Application form - date stamped received 6 September 2011.
 - Location plan 1:2500 - date stamped received 6 September 2011.
 - Site plan 1:500 - date stamped 6 September 2011
 - Proposed elevations rev A, floor plan rev A - date stamped received 6 September 2011.
3. The roof sheets shall be factory painted RAL Colour Chart RAL 7016 (Anthracite Grey) and not painted in-situ.
4. No builder's, manufacturer's, or contractor's sign shall be affixed to the building except as required for 'plating' under BS 5502, and any such sign shall be of a size and in a position agreed with the Local Planning Authority.

Reason(s):

1. To comply with the requirements of Sections 91-93 of the Town and Country Planning Act 1990.
2. To define the plans that relate to this permission.
3. To ensure that the external appearance of the building/structure is acceptable, having regard to saved policy GP2 of the adopted Yorkshire Dales Local Plan (2006).
4. To influence the appearance of the building with the purpose of assimilating it visually into its landscape setting thereby pursuing the conservation objectives of the Local Planning Authority.

Notes to Applicant:

N.B. This permission does not authorise the doing of anything which interferes with any

Date: 1 NOV 2011

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HEAD OF DEVEL
FOR NOTES AND RIGHTS OF APPEAL SEE O'



YORKSHIRE DALES
National Park Authority

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me.

Continuation Sheet 1

R/54/101D

public right of way which passes close to the site. Insofar as the carrying out of this development may affect the right of way you are reminded that the right of way must remain free of obstruction and be available for use at all times.

N.B. This site may be home to nesting birds and/or roosting bats. These are protected by the Wildlife & Countryside Act 1981. You should reassure yourself that protected species are not present before work commences. If protected species are present it may be possible to establish measures to accommodate any building work. If you are concerned that protected species might be present you should contact the National Park Authority's Wildlife Conservation Officer on 0870 1 666333, or Natural England, Yorkshire & Humber Region, Local Government Team, 25 Queen Street, Leeds, West Yorkshire. LS1 2UN, 0300 0604225.

In the opinion of the Local Planning Authority the proposal, subject to the conditions and notes listed, would not cause undue harm to interests of acknowledged importance, with particular reference to the natural beauty of the landscape and the public footpath. As such the proposal complies with Policies F1, TA1 and GP4 of the Yorkshire Dales Local Plan.

The applicants attention is drawn to the Environment Agency's informative within attached letter date 10th October 2011.

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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