

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 N Foster
George F White Chartered Surveyors

Decision No: R/48/134

The above named Authority being the Local Planning Authority for the purposes of your application received on 2/6/2007 for full planning permission for the creation of a stone access track from Fossdale Farm to Pickersett Hill top at Fossdale Farm, Simonstone, Hawes, SD855944 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. Prior to the commencement of development a Method Statement detailing works and arrangements for the mitigation of the visual impact of the proposal shall be submitted to and approved in writing by the Local Planning Authority. The approved Method Statement shall include, inter alia, the mixing of soil and grass seed with the surface dressing of the track, construction details of the track and car parking area including details for seeding the car park grass reinforcing system and the laying of turf berms around the car parking area and a management regime to allow grass seeding to become established, including temporary protection of seeded areas from grazing stock. The track and car parking area shall be completed in accordance with the approved Method Statement prior to the first use of the track by shooting parties.
3. Notwithstanding the submitted details a sample of the proposed stone to be used in the construction and top dressing of the track and details of pH value and the location from which it has been sourced shall be submitted to and approved in writing by the Local Planning Authority prior to any construction works taking place. Only the approved stone shall be used for the construction and surface of the track.
4. Prior to the commencement of development the exact route of the track and position of the parking area shall be pegged out on the ground. No earthworks or construction works shall commence until the pegged out route and car park have been inspected and approved in writing by the Local Planning Authority.
5. Prior to the commencement of development full details of proposed drainage works and measures to mitigate hydrological change or exposure to erosive processes of the peat body shall be submitted to and approved in writing by the Local Planning Authority. Only the approved drainage works shall be carried out in the implementation of the this permission.
6. No works in connection with the implementation of this permission shall be carried out between the period 1st April and 31st July.

Date: 19 FEB 2008

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FOR NOTES AND RIGHTS OF APPEAL SEE

7. Notwithstanding condition no.4 of this permission the area of land necessary for construction vehicles to access and for the on site storage of vehicles, materials, plant etc shall be pegged out with clearly visible markers on the ground. This area shall be kept to a minimum size and no earthworks or construction works shall commence until the pegged out areas have been inspected and approved in writing by the Local Planning Authority. The markers shall remain in place for the duration of construction and all construction works, storage of materials and plant and parking of vehicles shall be confined to the marked area only.
8. Notwithstanding the provisions of Class A, Part 9, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking or re-enacting that order, the track hereby permitted shall not be resurfaced without the prior grant of planning permission.
9. On the first use of the track hereby permitted the use of all other routes from Great Haw to the Lunch Hut by motor vehicles shall cease.

Reason(s):

1. To comply with the requirements of Sections 91-93 of the Town and Country Planning Act 1990.
2. To protect the natural beauty of the landscape.
3. In the interests of protecting landscape character and ecological distinctiveness.
4. To protect existing archaeological features and features of nature conservation interest.
5. To protect the integrity of the peat body from hydrological change and erosion due to its archaeological and ecological importance.
6. To protect nesting and breeding bird populations from disturbance.
7. To prevent damage to surrounding vegetation, archaeological remains and the peat body.
8. To ensure that the track is not resurfaced with inappropriate materials or measures to mitigate its visual impact in the interests of the flora, fauna and natural beauty of the area.
9. Permission is granted on the basis that the formation of a single route over a multiplicity of routes would benefit the natural beauty of the area

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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