

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 I Pick
Ian Pick Associates

Decision No: C/44/191A

The above named Authority being the Local Planning Authority for the purposes of your application received on 13/02/2008 for full planning permission for conversion of field shelter to form bunkhouse for holiday use at Field Shelter opposite Cragg Hill Farm, Rowe End, Horton in Ribblesdale, SD805722 have considered the said application and have GRANTED permission for the proposed Development subject to the following Conditions:

0. Window frames shall be made of timber (and shall be painted/stained Dark grey, or such other colour as may be agreed in writing by the Local Planning Authority).
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 hereby permitted shall be carried out in accordance with the details of the application received at the National Park Office on the 13 February 2008, except as may be varied by written agreement with the Local Planning Authority.
3. Notwithstanding the details on the approved plans, the roof lights hereby approved shall, when closed, be fitted flush with the external surface of the roof covering and no part of the roof light shall protrude above the plane of the roof. The roof lights once fitted shall remain compliant with this condition unless otherwise agreed in writing by the Local Planning Authority.
4. Window frames shall be made of timber and shall be painted in a solid paint finish to be of a colour which shall first have been submitted to an approved in writing by the Local Planning Authority. Thereafter the windows shall be so retained.
5. The window frames shall be recessed by a minimum of 150 mm from the external face of the wall in which they are set.
6. Prior to the commencement of any work to the building required in connection with this permission, the further bat surveys proposed by paragraphs 1.1.7 and 1.1.8 of the Bat Survey report prepared by John Drewett and dated 24 January 2008 shall be carried out and their findings passed to the local planning authority for their approval in writing. Any further mitigation works required as a result of these findings shall then be incorporated into the proposed conversion scheme and the details of these measures passed to the Local planning authority for approval in writing.

Date: 11 APR 2008

**YDNPA
CERTIFIED COPY**

FOR NOTES AND RIGHTS OF APPEAL SEE OVERLEAF

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7. Notwithstanding the terms of the Town and Country Planning (Use Classes) Order 1987, as amended by the Use Classes (Amendment) Order 2005, or any subsequent amendment thereto, the accommodation hereby approved shall be used as bunkhouse barn accommodation and for no other purpose within Class C1 of that Order.
8. No individual person shall occupy the premises or use the facilities provided for more than 28 consecutive nights or for more than 84 days in any twelve month period.
9. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development Order) 1995, or any Order revoking and re-enacting that Order, or the details submitted with the application, no consent is hereby granted for any installation of external lighting. Any scheme of external lighting shall have first been submitted to and approved in writing by the Local Planning Authority, prior to installation. Any scheme shall detail lighting that projects downwards, that is of the minimum luminosity required, and that is sensor activated. Thereafter any external lighting shall be installed strictly as agreed and shall thereafter be so retained.
10. Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-
 - (i) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or the specification of the Highway Authority;
 - (ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 4.5 metres back from the carriageway of the existing highway and shall open into the site;
 - (iii) that part of the access(es) extending 4.5 metres into the site from the carriageway of the existing shall be at a gradient not exceeding 1 in 10;
 - (iv) that part of the access(es) extending 4.5 metres into the site from the carriageway of the existing highway shall be made up and surfaced in accordance with the approved details and/or the specification of the Highway Authority;
 - (v) provision shall be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details and/or the specification of the Highway Authority.
10. Prior to first use of the development hereby approved, a management plan (the plan), detailing the how the operation of the guest facility is to be managed, shall have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the operation of the Bunkbarn shall be in strict accordance with the plan, unless otherwise agreed in writing by the Local Planning Authority.
11. Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2m x 30m measured down the centre line of the access road and the nearside channel line of the major road shall be provided at the junction of the access road with the county highway. Once created these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

12. Prior to the first use of the development the vehicular access, parking and turning facilities shall be formed in accordance with the submitted drawing ref IP.2. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason(s):

- 0, 4. To match the material of which these components have, traditionally, been made and which contribute to the appearance and character of settlements in the National Park. Also to avoid an inappropriate colour.
1. To comply with the requirements of Sections 91-93 of the Town and Country Planning Act 1990.
2. To prohibit the development being carried out in a way that, in the absence of Local Planning Authority assessment and approval, may prove unacceptable and contrary to the public interest.
- 3, 5. To ensure that development does not detract from the character and appearance of the original building or its setting.
6. In the interest of the safety and wellbeing of any bats which may use the building from time to time.
7. To ensure that the use of the building is for no other purposes which would at this location be contrary to Local Plan Policy and for the avoidance of doubt.
8. To ensure that the property is used only for its approved use as bunkhouse barn accommodation on a short term holiday basis only.
9. In order to protect the amenity of neighbours and the area from unnecessary light pollution.
10. To ensure a satisfactory means of access to the site from the public highway, in the interests of vehicle and pedestrian safety and convenience.
10. In order to ensure that management of the visitor facility does not create conditions which could prejudice the amenity of neighbouring residential property.
11. In the interests of road safety to provide for drivers of vehicles using the access road to the site and the public highway with a standard of inter-visibility commensurate with the vehicular traffic flows and road conditions.
12. To provide for appropriate on-site vehicle parking facilities with associated access and manoeuvring areas, in the interests of highway safety and the general amenity of the development.

Notes to Applicant:

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Reasons for approval: Complies with Policies B13(06) - Conversion, VF28(06) - Bunk Barns and GP2(06) - General Design Policy. No significant detriment to the amenity of neighbours or the area. The proposal respects the architectural integrity and character of the existing building and complies with the criteria relating to bunk barns

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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