

**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 D McKenzie  
M.T.P.

Decision No: R/58/12M

**The above named Authority being the Local Planning Authority for the purposes of your application received on 06/03/2013 for full planning permission for erection of extension to existing agricultural building at Town Head Farm, Thoralby, SD998866 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 hereby approved shall be carried out in accordance with the approved plans/details which are as follows: document entitled 'Supplementary Planning Statement' by MTP, 1:500 existing site plan (drawing no. P1504/001), proposed site plan (drawing no. P1504/002), plans and elevations as existing (drawing no. P1504/003), plans and elevations as proposed (drawing no. P1504/004) and document entitled 'Agricultural Appraisal' by David Hill (all received 06 March 2013).
3. Notwithstanding the details on the approved plans, no development shall commence until a sample panel of the local natural stone to be used to clad the lower sections of the eastern elevation of the building hereby approved (shown as to be constructed from concrete block on plan ref P1504/004) has been made available on site and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved sample and shall be retained as such thereafter.
4. The timber boarding to be used to clad the elevations of the building hereby approved shall be vertically aligned and shall match the external appearance of the timber boarding of the existing modern buildings at Town Head Farm, Thoralby on the date of this notice. The development shall be retained as such thereafter.
5. No development shall be commenced on the application site in implementation of this permission until there has been submitted to and approved in writing by the Local Planning Authority, a scheme of landscaping. This scheme shall provide details of the following; i) all existing trees, hedgerows and other plants, walls, fences and other features which it is proposed to retain on the site the subject of this permission and on adjoining land in the same ownership; ii) the area(s) whether within or adjoining the site to which this permission relates in which new plantings of trees and/or shrubs will take place, the species of plant(s) to be used, their size, their number, their spacing and the means to be used to maintain, support and protect them; iii) other landscape treatments to be carried out or features to be created, for example, remodelling of existing landforms, surface treatments (i.e: paving), means of enclosure.

Date: 01 MAY 2013

.....  
HEAD OF C  
FOR NOTES AND RIGHTS OF APPEAL S



YORKSHIRE DALES  
National Park Authority

CERTIFIED COPY

201

## Continuation Sheet 1

R/58/12M

6. The approved landscaping plan shall be completed in accordance with the following; i) All hard and soft landscaping shall be completed in accordance with the approved scheme, within the first planting season following the completion of the development hereby approved, prior to first occupation, or in accordance with a programme agreed with the local planning authority; ii) All trees shrubs and hedge plants supplied shall comply with the standards of British Standard 3936 - Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance shall be carried out in accordance with the requirements of British Standard 4428 (1989) Code of Practice for General Landscape Operations; iii) All new tree plantings shall be positioned in accordance with the requirements of Table 2 of British Standard 5837 A Guide for Trees in Relation to Construction; iv) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of like size and species to those originally required to be planted.
7. No development shall commence until details of the drainage system to be implemented to dispose of surface water run off has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
8. The development hereby approved shall be carried out in accordance with the mitigation measures detailed in section 5.2 of the Bat Scoping Survey by Gail Armstrong (received 06 March 2013).

## 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 to which the planning permission relates
- 3, 4. To ensure that the development does not have an adverse impact on the character of the site or the surrounding area, in accordance with saved policies GP2, F1 and B7 of the adopted Yorkshire Dales Local Plan and the National Planning Policy Framework.
5. To ensure that provision is made for a landscaping regime that will enhance the development in accordance with saved policy GP2 of the adopted Yorkshire Dales Local Plan (2006).
6. To ensure appropriate landscaping to the site having in accordance with saved policies GP2, NE9 and NE10 of the adopted Yorkshire Dales Local Plan (2006).
7. To ensure adequate drainage exists to prevent the accumulation of surface water run off on the site, in accordance with saved policy U1 of the adopted Yorkshire Dales Local Plan and the National Planning Policy Framework.
8. To ensure that the development does not result in harm to protected species, in accordance with saved policy NE7 of the adopted Yorkshire Dales Local Plan and the National Planning Policy Framework.

## 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 harm to interests of acknowledged importance that would warrant refusal, with particular reference to the impact on the special qualities of the National Park, the residential amenity of neighbours, the character and appearance of the area, highway safety conditions and the amenity of residents of the village. As such the proposal complies with policies GP2, GP4, B7, NE7, NE9 and F1 of the Yorkshire Dales Local Plan 2006 and the guidance contained within the National Planning Policy Framework.

Development plan policies and proposals relevant to the decision to grant: Policy GP2 (a general design policy setting out criteria against which built development should be assessed, including the need to protect residential amenity), policy GP4 (a policy requiring landscape enhancement works for development affecting the landscape), policy B7 (a policy requiring new buildings to be in sympathy with their surroundings in terms of siting, scale, form and design), policy NE7 (a policy aimed at ensuring nationally protected species eg. Bats are not harmed by development), policy NE9 (a policy aimed at conserving trees, woodland and hedgerows that are features of the landscape) and policy F1 (a policy setting out design, amenity and traffic considerations against which proposals for farm buildings should be judged) of the Yorkshire Dales Local Plan 2006.

This Authority has acted positively and proactively in dealing with this application which 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.

**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.*

DCPermitRpt