

## North York Moors National Park Authority Planning Committee

13 December 2012

**Planning Conditions for NYM/2012/0681/FL – Beacon Farm, Beacon Way,  
Sneaton**

**Construction of manager's dwelling with associated parking, amenity space and  
landscaping works**

### **Purpose of the Report**

To approve the conditions set out below, following approval of the scheme by Members of the Planning Committee on the 22 November 2012.

1.	TIME01	Standard Three Year Commencement Date
2.	PLAN01	Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified
3.	WPDR01	Withdrawal of all PD Parts 1 & 2 and 40 Classes A to I
4.	RSUO08	The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the business known as Beacon Farm Ice Cream Parlour and Camping and Caravan Site and shall not be sold or leased separately without a further grant of planning permission from the Local Planning Authority.
5.	MATS02	Stone and Tiles to be Approved
6.	MATS06	Stone Panel
7.	MATS60	Windows and Doors - Timber
8.	MATS00	The guttering to the development hereby permitted shall be coloured black and directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9.	HWAY14B	Provision of Approved Access, Turning and Parking Areas
10.	HWAY15	Parking Spaces to Remain Available for Vehicle Parking (Non-residential)

### **Reason for Approval**

1.	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.

3.	In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.
4.	The site is in a location where new residential development would be contrary to NYM Core Policy J but the accommodation has been permitted in this instance to meet the specific needs of the business operating from the site.
5 & 6.	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
7 & 8.	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
9.	In accordance with NYM Development Policy 23 and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
10.	In accordance with NYM Development Policy 23 and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

### **Reason for Approval**

Whilst acknowledging the conflict with the principle of Core Policy J, it is considered that the proposal will not result in any harm to the character or appearance of Sneaton owing to its particular form and layout which is characterised by farm groups and dwellings set back from the road. Weight is also given to the specific local housing need of the applicant and the business needs of an important local enterprise. The proposed development will assist with the on-going sustainability of this business.

### **Recommendation**

That Members approve the conditions set out above.

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