

# **RYEDALE DISTRICT COUNCIL**

## **TOWN & COUNTRY PLANNING ACT 1990**

### **FULL APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT**

**RYEDALE DISTRICT COUNCIL, THE LOCAL PLANNING AUTHORITY, HAS  
CONSIDERED THIS APPLICATION AND HAS DECIDED IT SHOULD BE APPROVED  
SUBJECT TO THE CONDITIONS STATED BELOW:**

**Application No:** 18/00056/FUL

**Proposal:** Change of use of agricultural land to form a temporary car park for a period of 24 months.

**at:** Land Off Swineherd Lane Kirkbymoorside

**for:** Mr R Smith

**Decision Date:** 16 March 2018

### **APPROVAL**

### **CONDITIONS AND ASSOCIATED REASONS**

- 01 The development, use or works hereby permitted shall be discontinued by 15th March 2020 and the land reinstated to its former condition at or before unless an extension of the period shall first have been approved in writing by the Local Planning Authority.

Reason:- The development permitted would be unacceptable on a permanent basis because the temporary car park is only required to meet the needs of the developer during construction works at Ravenswick Hall.

- 02 Other than for the purpose of creating the temporary access no vehicles shall be allowed onto the construction site. Once created no vehicles shall access the site except via the approved temporary access as shown on Drawing Reference RWH-MDG-03-EW-DR-c-002 Revision C1. The access shall be constructed in accordance with details approved in writing by the Local Planning Authority in consultation with the Highways Authority for a minimum distance of 20 metres into the site. Any damage to the existing adopted highway occurring during use of the access until the completion of all the permanent works shall be repaired immediately.

Before the development is first brought into use the highway verge/footway shall be fully reinstated in accordance with the scheme approved in writing by the Local Planning Authority.

Reason: In accordance with Policy SP20 and in the interest of both vehicle and pedestrian safety and the visual amenity of the area.

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Informative

These works may include replacing carriageway, kerb, footways, cycle ways and verges to the proper line and level. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The Local Office of the Highway Authority will also be pleased to provide the detailed construction specification referred to in this condition.

- 03 There shall be no access or egress by any vehicle between the highway and the application site with the exception of investigative works, or for the purpose of tree removal, until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the providing of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.  
Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that no mud or other debris is deposited on the carriageway in the interest of Highway safety.

- 04 During construction works there shall be no:  
  
(a) Heavy Goods Vehicles exceeding 7.5 tonnes permitted to arrive, depart, be loaded or unloaded on Sunday or a Bank Holiday nor at any time, except between the hours of 08.00 to 17.30 on Mondays to Fridays and 08.00 to 12.30 on Saturdays.  
  
Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to avoid conflict with vulnerable road users.

- 05 Unless otherwise approved in writing by the Local Planning Authority, there shall be no HCV's brought onto the site, with the exception of investigative works, or for the purpose of tree removal, until a survey recording the condition of the existing highway (Old Road, Swineherd Lane and Young Bank Lane) has been carried out in a manner approved in writing by the Local Planning Authority in consultation with the Highway Authority and thereafter the condition of the highway and verges along these routes shall be monitored and if necessary as a result of site construction activities repaired/reinstated by the applicant in a manner approved in writing by the Local Planning Authority in consultation with the Highway Authority.  
  
Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and in the interest of highway safety and the general amenity of the area.

- 06 The development shall take place in accordance with the submitted Traffic Management Plan revision No. 2 dated 26.02.2018.  
Reason: In accordance with Policy SP20 and to provide for appropriate on-site vehicle parking and storage facilities, in the interest of highway safety and the general amenity of the area.

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*Footnote :*

*In dealing with and determining this application, the Local Planning Authority have sought to take a positive approach to foster the delivery of sustainable development in accordance with the requirements of the National Planning Policy Framework. As such, the Local Authority has taken steps to work proactively with the applicant to seek solutions to problems that may have arisen in dealing with this application with a view to improving local economic, social and environmental conditions.*

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NO CONSENT OR APPROVAL HEREBY GIVEN REMOVES ANY REQUIREMENT TO SERVE NOTICES OR SEEK APPROVAL FROM THE DISTRICT COUNCIL WHERE SUCH ACTION IS REQUIRED BY THE BUILDING ACT 1984 OR OF ANY OTHER STATUTORY PROVISION. NO PART OF THE PROPOSED DEVELOPMENT SHOULD BE STARTED WITHOUT COMPLYING WITH SUCH REQUIREMENT.

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HEAD OF PLANNING

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