

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: 18/00536/HOUSE

Proposal: Erection of a 1.8m high timber boundary fence following removal of existing 2m high privet hedge along the northern boundary

at: The Struan Vivers Place Kirkbymoorside North Yorkshire YO62 6LT

for: Mrs Susan Clements

Decision Date: 7 August 2018

REASON FOR APPROVAL

The proposed development is in accord with the following development plan policies and there are no other material considerations that outweigh those listed development plan policies:

Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP20 Generic Development Management Issues
National Planning Policy Framework
National Planning Practice Guidance

CONDITIONS AND ASSOCIATED REASONS

- 01 The development hereby permitted shall be begun on or before 06 August 2021 .
Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004
- 02 The development hereby permitted shall be carried out in accordance with the following approved plan(s):
Site Location and Block Plan
Proposed Fence, The Struan (Drawing no. SC Kirkby_001 Rev 1)
Reason: For the avoidance of doubt and in the interests of proper planning.

Mrs Susan Clements
The Struan
Vivers Place
Kirkbymoorside
North Yorkshire
YO62 6LT

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.

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.


HEAD OF PLANNING

Mrs Susan Clements
The Struan
Vivers Place
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