

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: 19/00468/FUL

Proposal: Change of use of bank (Use Class A2) to a mixed use of ground floor cafe (Use Class A3) and ground and first floor artists studios (Use Class B1) with a second floor attic storage area (part retrospective application)

at: HSBC Bank 5 Piercy End Kirkbymoorside North Yorkshire YO62 6DQ

for: Vault Studio Space Ltd

Decision Date: 29 August 2019

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 SP7 Town Centres and Retailing
Local Plan Strategy - Policy SP12 Heritage
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 28th August 2022.

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 documents/plan(s):

Site Location Plan
Proposed Drawings (Drawing no. 180 148 02)

Reason: For the avoidance of doubt and in the interests of proper planning.

Vault Studio Space Ltd
C/O Peter Rayment Design Ltd (Mr Richard Waller)
Uppang
Westgate
Thornton Le Dale
Pickering
YO18 7SG

03 The following restrictions shall apply:

(i) The Artist Studio use hereby permitted at 5 Piercy End, Kirkbymoorside shall not take place at any other time except between the hours of 08:00 and 19:00 on Monday to Sunday.

(ii) The Cafe use hereby permitted at 5 Piercy End, Kirkbymoorside shall not take place at any other time except between the hours of 10:00 and 18:00 on Monday to Sunday, with the exception of a Supper Club once per calendar month, where the closing time shall be extended to 22:30. A written record of the dates on which the Supper Club operates shall be maintained by the site operator and this shall be made available for inspection to an Officer of the Local Planning Authority on request.

Reason: In the interests of the amenity and to accord with policies SP20 of the Ryedale Plan, Local Plan Strategy.

04 Unless otherwise agreed in writing by the Local Planning Authority, no new ventilation/extraction shall be installed within the application site without the prior written approval of the Local Planning Authority.

Reason: To ensure an effective means of ventilation/extraction and in the interests of neighbouring amenity and the character of the Conservation Area in accordance with policies SP12 and SP20 of the Ryedale Plan, Local Plan Strategy.

INFORMATIVE(S)

01 The applicant is advised to contact the Council's Environmental Health Department prior to the commencement of the food business to discuss registration and the necessary risk assessments highlighted within their consultation response.

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

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