



## NOTICE OF DECISION

### TOWN & COUNTRY PLANNING ACT 1990 FULL APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT

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

**Application No:** ZE23/00498/FUL

**Proposal:** Erection of a production house building (glasshouse) for producing fruit and vegetables for consumption on the Estate including formation of courtyard

**at:** Ravenswick Hall Young Bank Lane Kirkbymoorside North Yorkshire YO62 7LT

**for:** Mr Rob Smith (The Ravenswick Estate)

**Decision Date:** 18 August 2023

### **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 within three years of the date of this permission.

02 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan, dated May 2023, scanned to file 26.05.2023  
Proposed Glasshouse Site Plan With Image, drawing number 6731-CHOK-GH-GF-DR-P-0100-011A Rev B dated 29.03.2023, scanned to file 16.08.2023  
Internal Layout, drawing number 6731-CHOK-GH-GF-DR-P-0100-012 Rev B dated 05.05.2023, scanned to file 16.08.2023  
Proposed - Plan View, drawing number 6731-CHOK-GH-ZZ-DR-P-0100-001 Rev A dated 29.03.2023, scanned to file 16.08.2023

Proposed - Elevations, drawing number 6731-CHOK-GH-ZZ-DR-P-0100-002 Rev A dated 29.03.2023, scanned to file 16.08.2023  
Proposed - Plan at FFL, drawing number 6731-CHOK-GH-ZZ-DR-P-0100-003 Rev A dated 29.03.2023, scanned to file 16.08.2023

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

- 03 The materials of the development hereby approved shall be in accordance with the details included on the planning application form/plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 04 The frame of the building hereby approved shall be in a white/off white/cream shade and thereafter retained as such.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Local Plan Strategy.

- 05 Full details of all external lighting at the site, including lighting for site security purposes, shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The details shall include the position, height, angle of lighting, illuminance levels and hours of operation. All lighting shall be installed and maintained in accordance with the approved details.

Reason: In the interest of the reduction of light pollution in accordance with Policy SP20 of the Ryedale Plan- Local Plan Strategy.

- 06 The development must not be brought into use until the access to the site at Ravenswick Hall Young Bank Lane Kirkbymoorside has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The crossing of the highway verge and/or footway must be UPGRADED AND constructed in accordance with the approved details and/or Standard Detail number E50 Rev. A and the following requirements.

- Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed in accordance with the approved details shown on drawing Proposed Site Plan ref. 6731-CHOK-GH-GF-DR-P-0100-011B and maintained thereafter to prevent such discharges.
  - Measures to enable vehicles to enter and leave the site in a forward gear.
- All works must accord with the approved details.

Reason for Condition: To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

Informative: MHi-C New and altered Private Access or Verge Crossing -(MHC-03)

Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire Council as the Local Highway Authority in order to allow any works in the existing public highway to be

carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire Council as the Local Highway Authority, is available to download from the Council's web site: [https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification\\_for\\_housing\\_\\_\\_ind\\_est\\_roads\\_\\_\\_street\\_works\\_2nd\\_edi.pdf](https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edi.pdf) .

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

- 07 There must be no access or egress by any vehicles between the highway and the application site at Ravenswick Hall Young Bank Lane Kirkbymoorside until splays are provided giving clear visibility of 25 metres measured along both channel lines of the major road from a point measured 2.0 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition: In the interests of highway safety

Informative: MHi-D Visibility Splays -(MHC-05) An explanation of the terms used above is available from the Local Highway Authority.

- 08 The development hereby approved shall be undertaken in accordance with the Construction Management Plan & Method Statement dated 04.08.2023 and the Site Logistics Plan (scanned to file 04.08.2023).

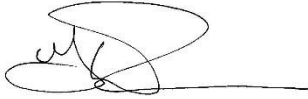
Reason: In the interests of public safety and amenity.

*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 Planning 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 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.

---



Trevor Watson  
Assistant Director – Planning

**Date: 18th August 2023**

Mr Rob Smith (The Ravenswick Estate)  
C/O Mr Tom Procter (Peacock And Smith Ltd)  
Central House  
47 St Pauls House  
Leeds  
LS1 2TE

**NOTES**

This is an approval under the Town and Country Planning Act only.

**YOUR RIGHTS OF APPEAL ARE AVAILABLE AT [www.northyorks.gov.uk/planning](http://www.northyorks.gov.uk/planning)**