



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: ZE24/00337/FUL

Proposal: Erection of a single storey extension linking The Cornmill and the building known as Mill House to provide additional kitchen and living space following removal of the existing lean to kitchen

at: The Cornmill Kirby Mills Road Kirkby Mills Kirkbymoorside North Yorkshire YO62 6NP

for: Mr & Mrs Tinkler

Decision Date: 1 May 2024

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 SP19 Presumption in Favour of Sustainable Development
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.

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 plans;

Site Location Plan, dated 08.03.2024, scanned to file 26.03.2024

Proposed Floor Plan, drawing number 2248-401 dated March 2024, scanned to file 26.03.2024

Proposed South & West Elevations, drawing number 2248-402 Revision A, dated April 2024, scanned to file 24.04.2024

Proposed East & North Elevations, drawing number 2248-403 Revision A, dated April 2024, scanned to file 24.04.2024

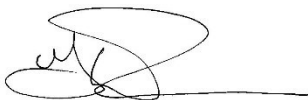
Reason: For the avoidance of doubt and in the interests of proper planning.

- 03 Before the commencement of aboveground construction work details and samples of the materials to be used on the exterior of the extension the subject of this permission shall be submitted to and approved 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.

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: 1st May 2024

Mr & Mrs Tinkler
C/O Mr Peter Rayment (Peter Rayment Design Ltd)
Woodbine Cottage
Westgate
Thornton-le-Dale
Pickering
YO18 7SG

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

