



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: ZE24/00521/FUL

Proposal: Change of use of maintenance storage building to a mixed use of maintenance storage building, butchery, staff welfare facilities and offices (part retrospective)

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

for: Mr Rob Smith (The Ravenswick Estate)

Decision Date: 19 July 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 SP1 General Location of Development and Settlement Hierarchy
Local Plan Strategy -Policy SP9 The Land-Based and Rural Economy
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 carried out in accordance with the following approved plans:

- Location Plan, drawing number 3954-PD-01 dated June 2022, scanned to file 13.06.2024
- Proposed Site Block Plan, drawing number 3954-PD-03 June 2022, scanned to file 13.06.2024
- Proposed Floor Plans, scanned to file 13.06.2024

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

02 The development hereby permitted shall be, and shall remain, in the same unit of ownership as the Ravenswick Estate and shall not be sold or let off separately.

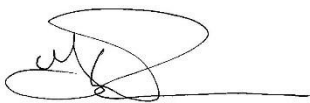
Reason: In the interests of amenity of existing and future occupiers and to ensure that the Butchery is not utilised as a standalone commercial enterprise in the open countryside and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

INFORMATIVE(S)

01 The applicant is reminded of the need to seek approval of the establishment by the Food Standards Agency (FSA) as an Approved Game Handling Establishment (AGHE) and/or Cutting Plant/Catering Butcher. Inspection by the FSA and approval will need to be sought prior to the commencement of trade. Further information is available at: food.gov.uk

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: 19th July 2024

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