



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: ZE25/00899/FUL

Proposal: Change of use of an existing agricultural storage building to a general storage building

at: Field 1173 Keldholme To Lime Lane Keldholme North Yorkshire YO62 6NT

for: Mr Peater Mills

Decision Date: 7 October 2025

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 SP6 Delivery and Distributing of Employment Land and Premises
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 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 and documents:

- Site Location Plan - Dated 14/08/2025
- Site Layout Plan - Scanned into file 03/09/2025
- Proposed Floor Plan - Dated 23/09/2025
- Proposed Elevations - Dated 23/09/2025

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

- 03 There shall be no vehicle movements into or out of the site and no loading or unloading of vehicles within the site except between the hours of 08:00 and 18:00 hours Monday- Friday and between 08:30-12:30 hours on Saturdays. There shall be no vehicle movements into or out of the site or loading/unloading on Sundays or Bank/Public Holidays.

Reason: To protect the amenity of the occupants of residential properties in the locality and to satisfy Policy SP20.

- 04 Prior to the installation of any external lighting at the site, including lighting for site security purposes, full details shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the position, height, angle of lighting, illuminance level and hours of operation. All lighting shall be installed and maintained in accordance with the approved details.

Reason: In the interests of the reduction of light pollution and to protect local amenity in compliance with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 05 The development hereby approved shall only be used for the storage of furniture and for no other purpose (including any other use falling within the B8 Use Class or any other Use Classes within the Schedule to the Town and Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order). There shall be no change of use without express planning permission from the Local Planning Authority.

Reason: To reserve the rights of control by the Local Planning Authority to ensure that the use hereby approved is not able to change in this open countryside location which would undermine the adopted Ryedale Plan- Local Plan Strategy, in accordance with SP20.

- 06 No part of the site outside of the building shall be used for the siting, storage or display of any plant, machinery, equipment, goods, materials, waste, products or parts, crates, pallets or trailers associated with the commercial storage use of the building.

Reason: In the interests of the visual amenities of the locality and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 07 The building shall be occupied as a single unit only. There shall be no sub-division of the unit without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interests of the visual amenities of the locality and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 08 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) no buildings, structures or fixed plant shall be erected or areas of hardstanding created [except as provided for in the development hereby permitted] within the application site without the prior grant of planning permission.

Reason: To reserve the rights of control by the Local Planning Authority in the interests of 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.



Martin Grainger
Head of Development Management

Date: 7th October 2025

Mr Peater Mills
C/O Mr Stephen Dale-Sunley (Cundalls)
15 Market Place Malton England YO17 7LP

NOTES

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

YOUR RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Where this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

Otherwise, if an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission or prior approval for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

Otherwise, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.uk.