

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: 18/00399/FUL

Proposal: Erection of a stable block for private use with 5no. loose boxes and tack room and incorporating a bedsit apartment for use as staff accommodation together with re-profiling of two areas of land using excess material from the Ravenswick development site

at: Ravenswick Swineherd Lane Kirkbymoorside YO62 7LR

for: Mr R Smith

Decision Date: 29 June 2018

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 SP2 Delivery and Distribution of New Housing

Local Plan Strategy - Policy SP1 General Location of Development and Settlement Hierarchy

Local Plan Strategy - Policy SP16 Design

Local Plan Strategy - Policy SP20 Generic Development Management Issues

Local Plan Strategy - Policy SP13 Landscapes

CONDITIONS AND ASSOCIATED REASONS

01 The development hereby permitted shall be begun on or before 28 June 2021

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

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- 02 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Site Location Plan ref 5766/00 dated May 2015
Floor Plan ref 5766/30A, dated March 2018
Elevations and Section ref 5766/29, dated March 2018
Spoil Deposition North Site ref 5686-92-101, dated 16.04.2018
Spoil Deposition North Site ref 5686-92-102, dated 16.04.2018
Spoil Deposition North Site ref 5686-92-103, dated 16.04.2018
Spoil Deposition North Site ref 5686-92-104, dated 16.04.2018
Levels Plan North Site ref 5686-92-201, dated 03.05.2018
Levels Plan South Site ref 5686-92-202, dated 03.05.2018

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

- 03 Before the construction of the stable block hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building 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 Policy SP20 of the Ryedale Plan, the Local Plan Strategy.

- 04 The bedsit accommodation contained within the stable block hereby permitted shall be, and shall remain, ancillary to the use of the stables and shall only be occupied by an employee associated with the use of the stables. The bedsit accommodation shall not be sold or let out separately.

Reason: The application site is within an area where planning policy precludes the provision of new dwellings.

- 05 The material shall be spread over the two parcels of land so as to follow the proposed contours shown on Levels Plan North Site ref 5686-92-201, dated 03.05.2018 and Levels Plan South Site ref 5686-92-202, dated 03.05.2018.

Reason: In the interests of amenity.

- 06 Topsoil and subsoil shall be stored separately and during soil movement and handling operations, vehicles and machinery shall be routed to avoid the compaction of soils.

Reason: To safeguard the topsoil and subsoil resources.

- 07 The stripping, movement, replacement or cultivation of topsoil and subsoil shall only be carried out when the soils are sufficiently dry and friable to avoid soil smearing and compaction.

Reason: To safeguard the topsoil and subsoil resources.

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INFORMATIVE

- 01 Any vegetation removal is required to be undertaken without harming nesting birds or destroying their nests. The main nesting and breeding season runs from 1 March to 31 August. If this is unavoidably checks should be undertaken by a suitably qualified ecologist prior to any felling or cutting of trees or shrubs. Reason: In order to prevent disturbance to breeding birds which are protected by the Wildlife and Countryside Act 1981 (as amended).

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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