

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: 13/00805/FUL

Proposal: Siting of a free standing grain dryer (retrospective application)

at: Wombleton Grange Farm Common Lane Wombleton Kirby ^{Wombleton} ~~Wombleton~~ ^{side}

for: P.TW & S R Rooke (Mr T Rooke)

Decision Date: 11 December 2013

- 3 FEB 2014

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 SP9 The Land-Based and Rural Economy
Local Plan Strategy - Policy SP20 Generic Development Management Issues
National Planning Policy Framework

RYEDALE DM
DEVELOPMENT
14/00135/73A

CONDITIONS AND ASSOCIATED REASONS

- 01 Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall only be operated between the hours of 07:00hrs and 21:00hrs Monday - Saturday, with a period between 06:30hrs and 07:00hrs to allow warm-up and between 21:00hrs and 22:00hrs to cool down. The dryer shall not be operated at all on Sundays and Bank Holidays.

Reason:- To protect the amenity of occupiers of neighbouring properties from noise generated by the grain dryer and directly associated activities and to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 02 Within 3 months of the date of this permission, precise details of a bale stack noise barrier including position and dimensions of the barrier shall be submitted to and approved in writing by the Local Planning Authority. The barrier shall then be erected and maintained in its entirety at all times in accordance with the approved details.

Reason:- To protect the amenity of occupiers of neighbouring properties and to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

P.TW & S R Rooke (Mr T Rooke)
C/O Carter Jonas (Mr James Bradley)
High Street
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- 03 Unless otherwise approved in writing by the Local Planning Authority the development hereby approved shall only be used for drying wheat, rape, barley and oats by the applicants in relation to crops grown on land either owned or controlled by them. The development shall at no time be used by any third parties or for the drying of any other crops without the grant of a further specified planning permission.

Reason:- In order to protect the amenity of the adjoining properties and to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 04 Within 3 months of the date of this permission, proposals for the control of particulate emissions from the grain dryer shall be submitted to and approved in writing by the Local Planning Authority. The approved proposals shall thereafter be maintained in their entirety during the operation of the grain dryer.

Reason:- To protect the amenity of occupiers of neighbouring properties and to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

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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