

**RYEDALE DISTRICT COUNCIL  
PLANNING COMMITTEE**

**SCHEDULE OF ITEMS TO BE DETERMINED BY THE COMMITTEE**

**PLANS WILL BE AVAILABLE FOR INSPECTION 30 MINUTES BEFORE THE MEETING**

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**Item Number:** 7  
**Application No:** 16/00469/73A  
**Parish:** Normanby Parish Meeting  
**Appn. Type:** Non Compliance with Conditions  
**Applicant:** A & D Sturdy Ltd  
**Proposal:** Variation of condition 05 of approval 13/00817/FUL dated 04.09.2013 to add Drawing no. 230 316 1 Rev A and Variation of Condition 16 of the same approval to add Drawing no. 230 316 1 Rev A and to replace drawing no. 2326/4 Rev A by Drawing no. 2326/4 Rev E and Variation of Condition 12 of the same approval to replace drawing no. 2326/4 Rev A by Drawing no. 2326/4 Rev E - revisions relating to means of enclosure and landscaping (part-retrospective)  
**Location:** Willow House Main Street Normanby Kirkbymoorside YO62 6RH

**Registration Date:** 29 March 2016                      **8/13 Week Expiry Date:** 24 May 2016  
**Case Officer:** Tim Goodall                      **Ext:** 332

**CONSULTATIONS:**

<b>Parish Council</b>	No views received to date
<b>Parish Council</b>	No objection
<b>Highways North Yorkshire</b>	No views received to date
<b>Tree &amp; Landscape Officer</b>	No objection
<b>Building Conservation Officer</b>	No objection

**Neighbour responses:** Mr David Jackson,Christina Blythe,Mr John Riddell,Josephine Jackson,Dr Peter Smith,Mr Graham Shail,Jennifer Marsland,Mr Peter Milner,Ann Milner,  
**Overall Expiry Date:** 27 May 2016

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Members will be aware that this application was brought to Planning Committee for consideration in June 2016 and was deferred subject to a Committee site visit on 21st June 2016. The application is brought before members for consideration and determination. Please refer to the 7 June agenda papers.

**RECOMMENDATION:                      Approval**

1            The materials and design of all means of enclosure shall be retained in accordance with drawing no 230 316 1 and maintained hereafter.

Reason:- To ensure that the development does not prejudice the enjoyment by the neighbouring occupiers of their properties or the appearance of the locality, as required by the National Planning Policy Framework and Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 2 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing Site Plan 1:2500. Once created, the parking areas that have been constructed in accordance with approved drawing Site Plan 1:2500, validated by the local planning authority 15 July 2013, shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:- In accordance with Policy SP20; and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interests of safety and the general amenity of the development

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

Site Location Plan, validated by the local planning authority 15 July 2013  
Drawing No 230 316 1, validated by the local planning authority 29 Mar 2016  
Drawing No 2326/4 rev E, validated by the local planning authority 26 May 2016  
Drawing No 170 613 1, validated by the local planning authority 15 Jul 2013  
Drawing No 170 613 3 A  
Drawing No 170 613 5A

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

**Background Papers:**

Adopted Ryedale Local Plan 2002  
Local Plan Strategy 2013  
National Planning Policy Framework  
Responses from consultees and interested parties