

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: 20/01059/FUL

Proposal: The erection of a canopy on the south side of the Inn with a retractable roof and glazed side panels that open

at: Stone Trough Inn Badger Bank Road Westow Malton YO60 7JS

for: Mr Andrew Whitney (The Stone Trough Inn Limited)

Decision Date: 27 November 2020

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 SP13 Landscapes
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 on or before 26th November 2023.
- 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 plan(s):
Site Location Plan, drwg. no EVO 683 02 (received by the Local Authority on 02.11.20)
Proposed Site Plan, drwg. no. EVO 683 01 (received by the Local Authority on 02.11.20)
Proposed South Eastern Elevation Sketch (received by the Local Authority on 02.11.20)
Proposed South Western Elevation Sketch (received by the Local Authority on 02.11.20)
Reason: For the avoidance of doubt and in the interests of proper planning in accordance with Policies SP13, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

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C/O Stuart Whiteside (Evolve Architectural)
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- 03 The materials of the development hereby approved shall be in accordance with the details included on the planning application form; and the colour of the frame and rails of the structure shall be RAL 7038 in colour unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Local Plan Strategy.

- 04 There shall be no external illumination of the canopy structure hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the nocturnal character of this part of the AONB, in accordance with SP13 of the 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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