



TOWN & COUNTRY PLANNING ACT 1990
SCARBOROUGH BOROUGH COUNCIL
FULL PLANNING PERMISSION

To Miss Laura Cowie
The Hub
500 Aztec West
Almondsbury
Bristol
BS32 4RZ
United Kingdom

Date of Application 15 August 2014
Proposal Development of a new visitor reception centre, vehicle inspection bay, delivered goods store, guardhouse kiosk, vehicle entrance and exit points, and parking facilities.
Site Address Government Communications Headquarters Racecourse Road East
Ayton Scarborough NORTH YORKSHIRE YO12 5TQ
Applicant Mr Tony McGovern

The Scarborough Borough Council hereby give notice in pursuance of the Town & Country Planning Act 1990, that **full planning permission has been granted** for the carrying out of the development described above in accordance with the application and plans submitted, subject to the general condition (to ensure compliance with Section 91 of the said Act) that the development hereby permitted must be begun not later than **three years** from the date of this Decision Notice, and subject to the following condition(s)

- 1 The development hereby approved shall be carried out strictly in accordance with the submitted application plans and supporting documentation except where superseded by planning conditions.

Reason : To avoid doubt.

- 2 Before the commencement of the development samples of the external cladding materials for the walls and roofs of the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

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Planning Manager

DATE 20 February 2015

NOTES

In respect of conditions requiring samples you are encouraged to deliver samples to the site and advise the case officer that they are available for inspection.

In respect of conditions requiring window samples it is suggested that you telephone the case officer to arrange for an appointment to view the window so that an immediate response may be given and the window taken away.

This is an approval under the Town and Country Planning Act only. It does not absolve the applicant from the necessity of obtaining Listed Building consent if necessary or approval under the Building Regulations, or of obtaining approval under any other Bye-laws, Local Acts, Orders, Regulations and Statutory Provisions in force, and no part of the proposed development should be commenced until such further approval has been obtained.

Reason : In the interests of the character and appearance of the development and its surroundings in accordance with policy E12 of the Scarborough Local Plan.

- 3 Before any development is commenced, the written approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. The scheme shall make provision for reinstatement of the hedgerow along the Western boundary of the site behind the visibility splay required for the egress from the site. The scheme as approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason : In the interests of the appearance of the area and to comply with Policy E12 of the adopted Scarborough Borough Local Plan.

- 4 There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access to the site has been set out and constructed in accordance with the following requirements:
 - a. The crossing of the highway verge shall be constructed in accordance with the approved details.
 - b. Provision to prevent surface water from the site discharging onto the existing highway shall be constructed and maintained thereafter to prevent such discharges.

Reason : To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

Informative.

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The Specification for Housing and Industrial Estate Roads and Private Street Works' published by NorthYorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 5 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 90 metres measured along both channel lines of the major road Irton Moor Lane from a point measured 4.5 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason : In the interests of road safety.

- 6 Within 3 months of the development being brought into use the existing Visitors car-park shall be permanently closed off, removed and the land remediated in accordance with details which have been submitted to and approved in writing by the Local Planning Authority before the development commences.



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Planning Manager

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Reason : In the interests of highway safety and the character and appearance of the landscape in this area, it is considered that with the provision of the new car park there is no justification for retention of the existing visitors car park which lies outwith the site.

- 7 Before the development is commenced details of the boundary treatment of the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason : In the interests of the character and appearance of the area and to protect the amenities of the occupiers and users of the adjoining land in accordance with policies E1, E12 and H10 of the Scarborough Borough Local Plan.

- 8 Prior to the commencement of any development a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall provide for:

- a. An assessment of the risks posed to groundwater quality during the construction phase, including foundation works.
- b. The implementation of mitigation measures designed to protect groundwater
- c. Details of the size, location and design of any site compounds, including how any potentially polluting materials will be stored to minimise the risk of pollution
- d. Pollution incident management plan

Reason : The development is located within a groundwater Source Protection Zone 2 (SPZ2) for a public drinking water supply. It is very important that groundwater is protected from possible pollution associated with the construction of the development to accord with policy E11 of the Scarborough Borough Local Plan.

- 9 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason : The development is located within a groundwater Source Protection Zone 2 (SPZ2) for a public drinking water supply. It is very important that groundwater is protected from possible pollution associated with the surface water drainage system in accordance with policy E11 of the Scarborough Borough Local Plan.

- 10 No development shall take place other than in accordance with the Written Scheme of Investigation submitted to the Local Planning Authority on 7 January 2015. The development shall not be brought into use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason : This condition is imposed in accordance with Section 12 of the NPPF as the site is of archaeological interest.



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Planning Manager

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Informative(s)

The Local Planning Authority took the following steps in an effort to achieve a positive outcome to this application:

POSITIVE & PROACTIVE STATEMENT

The following steps were taken in an effort to achieve a positive outcome to this application. The applicants engaged in extensive pre-application discussions with the Local Planning Authority to agree most aspects of the scheme prior to formal submission. The Local Planning Authority allowed the application to go beyond the normal target time for determination to allow the applicants the opportunity to undertake the necessary further archaeological investigation work. Without this the applicant would have been recommended for refusal in accordance with National Planning Policy Framework.

A handwritten signature in black ink, reading "Daniel Walke". The signature is fluid and cursive, with a large loop at the end.

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Planning Manager

DATE 20 February 2015