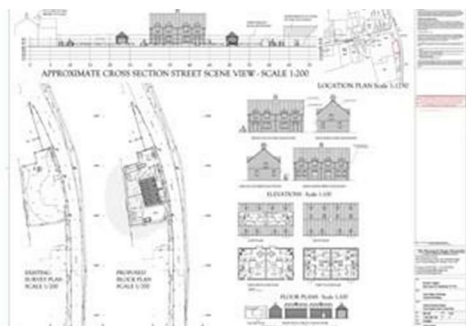




# DEVELOPMENT OPPORTUNITY



Stanford Bridge  
York  
YO41 1HU

15 June 2021

Dear Sir/Madam

APPLICATION NO: 21/00728/COND

APPLICANT: Mr G Wagstaff

DESCRIPTION: Discharge of Conditions 03, 04, 05, 06, 07, 13 and 14 of planning approval 18/00429/FUL dated 03/07/2018.

LOCATION: Forge Cottages Barugh Lane Great Barugh Malton YO17 6UZ

Further to my letter dated 4 June 2021 I am writing to confirm that following consultation with the highways officer the details submitted in relation to precautions to prevent the deposit of mud on the public highway and the contractor's parking and material storage areas are considered to be satisfactory. The requirements of the conditions numbered 13 and 14 on the above permission are, therefore, discharged.

Yours faithfully

Ash Geferth

Reference to a site plan, elevation and location plan showing the proposed development, including garages and formation of vehicular accesses

at: Forge Cottages Barugh Lane Great Barugh Malton North Yorkshire

for: Mr G Wagstaff

Decision Date: 14 July 2016

#### 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 SP1 General Location of Development and Settlement Hierarchy  
Local Plan Strategy - Policy SP2 Delivery and Distribution of New Housing  
Local Plan Strategy - Policy SP4 Type and Mix of New Housing  
Local Plan Strategy - Policy SP11 Community Facilities and Services  
Local Plan Strategy - Policy SP12 Heritage  
Local Plan Strategy - Policy SP13 Landscapes  
Local Plan Strategy - Policy SP16 Design  
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development  
Local Plan Strategy - Policy SP20 Generic Development Management Issues  
Local Plan Strategy - Policy SP21 Occupancy Restrictions  
National Planning Policy Framework  
National Planning Policy Guidance

#### CONDITIONS AND ASSOCIATED REASONS

## Development Site Barugh Lane Malton, YO17 6UZ

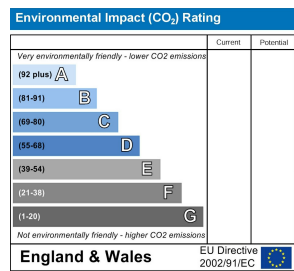
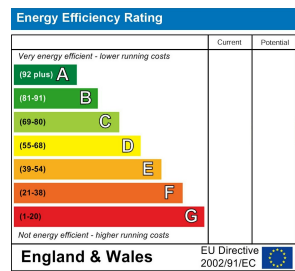
**£250,000**

A unique development opportunity in Great Barugh for the construction of 2 x semi-detached properties.

Planning approval was granted in July 2016 and the vendor has provided information to show that pre-start on site conditions have been satisfied with the local authority. All potential purchasers should satisfy themselves that appropriate permissions are in place.

Please note that Condition 2 of the planning approval stipulates that a local occupancy clause is in force to satisfy Policies SP2 and SP 21 of the Ryedale Local Plan.





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