

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: 19/00601/FUL

Proposal: Erection of a 34m high rollercoaster (Inversion) with a track length of 875m and associated works

at: Flamingo Land Ltd Main Street Kirby Misperton Malton North Yorkshire YO17 6XL

for: Flamingo Land Resort

Decision Date: 12 July 2019

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 SP8 Tourism
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

CONDITIONS AND ASSOCIATED REASONS

- 01 The development hereby permitted shall be begun on or before 11th July 2022.
- 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 plans:
- Location plan ref. 1387_AR20_03_A, dated 17.05.2019
Site Plan Layout Plan ref. 1387_AR20_02, dated 14.05.2019
Proposed Elevations ref. 1387_AR30_01, dated 14.05.2019

Flamingo Land Resort
C/O O'Neill Associates (Mr Graeme Holbeck)
Lancaster House
James Nicolson Link
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Reason: For the avoidance of doubt and in the interests of proper planning.

- 03 Unless otherwise approved in writing by the Local Planning Authority, there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until details of the routes and timing schedules/calendar dates to be used by HCV construction / component delivery traffic have been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. Thereafter the approved routes and timing schedules/calendar dates shall be used by all vehicles connected with construction / component delivery on the site.

Reason: In the interests of highway safety and the general amenity of the area.

- 04 The external colour for the rollercoaster shall be a matt, non- reflective finish and a sample shall be provided to the Local Planning Authority for written approval prior to the painting of the exterior. No variation to the approved colour scheme shall occur without the written consent of the Local Planning Authority.

Reason: In the interests of amenity and to comply with policies SP16 and SP20.

- 05 No part of the ride hereby approved shall be illuminated without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development does not prejudice the visual amenity of the locality.

- 06 No signs, including flags shall be erected on the ride hereby approved without the written consent of the Local Planning Authority.

Reason: In the interests of visual amenity.

- 07 The development hereby permitted shall be dismantled and removed from the site when it is no longer operational.

Reason: In the interests of maintaining the character of the area.

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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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