

I Mr Salvatore Pili have made a payment of £96 from my Barclays account registered on my name Salvatore Pili With account number to the North York National Park Authority sort code

NYMNPA

27/08/2020

PAUL ELM Dip.T.P., M.R.T.P.I

CHARTERED TOWN PLANNER & ARCHITECTURAL DESIGNER

15 Crabmill Lane Easingwold York YO61 3DE

Our Ref: R 2406

25 August 2020

National Park Officer
North York Moors National Park
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

NYMNPA

27/08/2020

Dear Sir

CHANGE OF USE OF SHOP (CLASS A1) TO RESTAURANT (CLASS A3) AT 12 BRIDGE STREET HELMSLEY

Please find enclosed a completed Notification for Prior Approval form relating to the above proposal, together with the necessary plans.

No building work is required to the building although an extractor unit will be required in the kitchen together with the fitting of a flue at the rear of the property.

Expert advice has been sought for the design of the extractor unit from Express Catering Equipment and Fabrications Ltd of Sheffield, a leading firm in the design and installation of this type of equipment. It is guaranteed that the equipment to be installed will be silent running, and there will be no cooking smell from the flue exhaust. The external ducting will have a matt black finish.

With regard to the disposal of waste, there will be no storage bins kept at the property. Each night all waste will put into black heavy duty bin bags which will then be transferred to Ryedale District Council's red bin bags and placed at the collection point at the southern end of Borogate. This regime is used by other businesses in this part of the town, the bags are collected by RDC operatives each morning.

Glass bottles will be taken each night to the re-cycling point in the coach park off Cleveland Way, near the castle.

Opening hours will initially be between 4pm and 9pm from Tuesday through to Saturday. This may be modified once demand has been assessed.

At the outset it is envisaged that the business will generate 2/3 job opportunities for local people. Again, this might be revised once the restaurant has become established.

Foods will be sourced from local suppliers.

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The applicant has recognised that there is a need for a restaurant in the town centre serving high quality traditional foods. The only other restaurants in Helmsley, apart from those in hotels or public houses, specialise in Italian or Indian food.

The use will not have any adverse impact on neighbours or the character of the town centre in general. Off street parking is available nearby in the Market Place, and there is a 'drop-off' point at the southern end of Borogate.

Until relatively recently the properties in this short terrace were houses, but the ground floors now form three commercial units. The change of use of a property from a shop (Class A1) to a restaurant/café (Class A3) does not require planning permission. My client's proposal will retain a commercial use within the recognised town centre without any impact on neighbours or the character of the area, and will create job opportunities.

Such a use within the commercial part of a town is generally in line with national and local planning policies.

Should you have any query relating to this matter, please do not hesitate to contact me.

Yours faithfully

Paul Elm

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