

North York Moors National Park Authority

Internal Memorandum

To: Mr Chris France (Director of Planning)

From: Mrs Helen Stephenson

Mr Mark Hill (Head of Development Management)

File Ref: NYM/2020/0218/FL

Applicant: Mrs Margaret Barraclough

Application for use of land for the siting of a shepherds hut for holiday letting purposes together with construction of WC and shower block and installation of septic tank (retrospective) at Dale Head Farm, Rosedale, Pickering

I enclose for your attention the file relating to the above planning application which was **approved** by the Planning Committee on 22 July 2021, subject to **a temporary time limit and the following conditions:**

1. TIME13 The permission hereby granted is valid only for **3** years from the date of this permission and the **shepherd's hut** shall be removed from the site before this consent expires and the site restored to its former condition before that date.
2. TIME00 The development and associated mitigation measures comprising: removal of the close boarded fence adjacent the shepherd's hut; repainting or staining of the shepherd's hut dark brown and; removal of all external lighting associated with the shepherd's hut and wc/facilities block shall be commenced within **three** months and completed within **six** months of the date of this permission.
3. RSU000 The shepherd's hut hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
4. RSU00 The holiday unit hereby permitted shall form and remain part of the planning unit known as **Dale Head Farm** and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.

5. WDPR1 2 Notwithstanding the provisions of Class B, Part 5 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, or any Order revoking and re-enacting that order, no development required by the conditions of a site license shall be permitted without the granting of planning permission by the Local Planning Authority.
6. GACS00 Following the removal of the unauthorised external lighting (as required by condition 2 above) no further external lighting shall be installed on the development(s) hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

Informatives

Coal low risk area

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

I should be pleased if you would approve the issue of the decision notice.

Signed: Chris France

Date: 17/08/2021

Reasons

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	TIME00	To ensure that the unacceptable impacts of the existing development are adequately addressed within an appropriate time frame and to allow the development to be retained in an environmentally acceptable condition and to accord with Strategic Policy A of the North York Moors Local Plan.
3.	RSUO00	The site is in a location where new residential development would be contrary to Strategic Policy M of the North York Moors Local Plan but permission for holiday accommodation has been permitted in accordance with Policy UE4 and to ensure that a traditional rural building is conserved in line with Policy CO12.
4.	RSUO00	The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to Strategic Policy M of the North York Moors Local Plan.
5.	WDPR00	In order to enable the Local Planning Authority to retain control over future buildings at the site in the interests of safeguarding the landscape character of the locality and in line with Strategic Policies A and C and Policy UE2 of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development.
6.	GACS00	In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.