

**Town and Country Planning Act 1990: Sections 191 and 192  
(as amended by Section 10 of The Planning and Compensation Act 1991)**

**North York Moors National Park Authority**

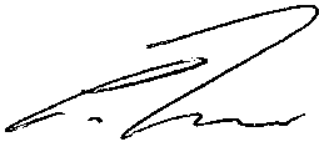
**Town and Country Planning (Development Management Procedure) Order 2015:**

**Certificate of Lawful Use or Development**

To D W Foster  
c/o Ian Pick Associates Ltd  
fao: Mr Sam Harrison  
Station Farm Offices  
Wansford Road  
Nafferton  
Driffield  
YO25 8NJ

The North York Moors National Park Authority hereby certify that on 19 April 2022 the operation described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

1. That the developments described in the First Schedule have been carried on for more than ten years.



Mr C M France  
Director of Planning  
**First Schedule**

Date 08 September 2022

Use of four agricultural buildings, including two glasshouses, land and the access described in the Second Schedule as an agricultural workers dwellinghouse.

**Second Schedule**

Stagg Hall Farm, Harwood Dale Road, Burniston as shown outlined red on the attached plan dwg no IP/JF/01 and with the precise location of the four buildings shown hatched red on the plan dwg no. IP/JF/02

**Please Note your Rights of Appeal are attached to this Decision Notice**

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(as amended by Section 10 of The Planning and Compensation Act 1991)**

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**Certificate of Lawful Use or Development**

**Notes**

- 1 This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).
- 2 It certifies that the use, operation or other matter specified in the First Schedule on the land described in the Second Schedule was lawful on the specified date and, thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
- 3 This certificate applies only to the extent of the use, operation or other matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use, operation or other matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The lawfulness of any use, operation or other matter under Section 191 of the Town and Country Planning Act 1990 (as amended) for which a certificate is in force shall be conclusively presumed.
5. A certificate under Section 191 of the Town and Country Planning Act 1990 (as amended) in respect of any use shall also have effect, for the purposes of the following enactments, as if it were a grant of planning permission -
  - (a) section 3(3) of the Caravan Sites and Control of Development Act 1960 or section 7(1) of the Mobile Homes (Wales) Act 2013;
  - (b) section 5(2) of the Control of Pollution Act 1974; and
  - (c) section 36(2)(a) of the Environmental Protection Act 1990.

## Notes

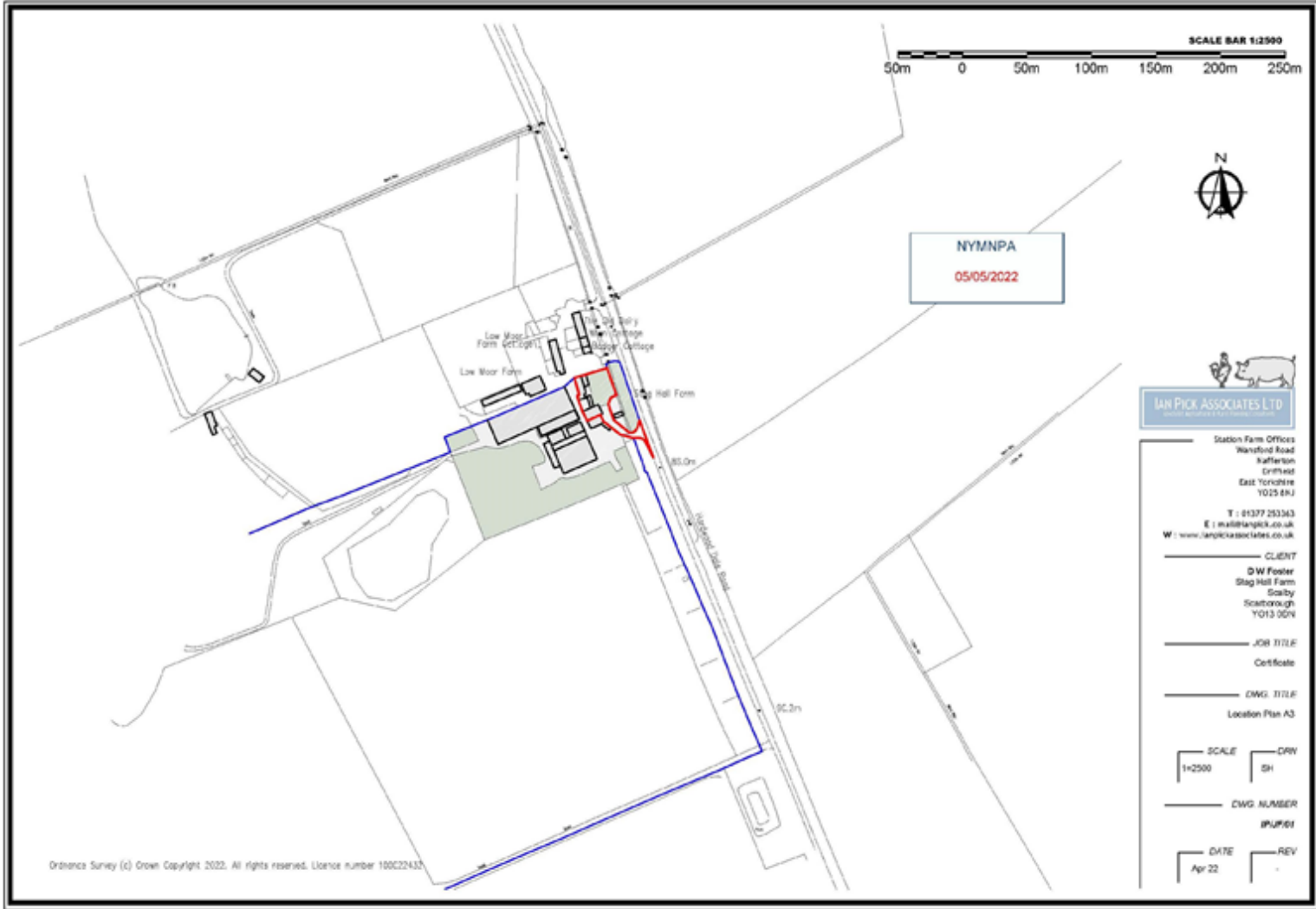
1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse an application for a Certificate of Lawful Use or development or to refuse it in part, they may appeal to the Secretary of State under Section 195 of the Town and Country Planning Act 1990.
2. Notice of appeal in writing must be given to the Secretary of State within six months of the date of this notice of decision, or within such longer period as the Secretary of State may allow. Copies of the following documents must be furnished to the Secretary of State: -
  - (a) The application made to the Local Planning Authority.
  - (b) All relevant plans, drawings, statements and particulars submitted to them (including the Certificate as to ownership or notice to owners etc).
  - (c) The notice of decision.
  - (d) All other relevant documents and correspondence with the Local Planning Authority.

Note: If an aggrieved applicant wishes to exercise their Right of Appeal as above mentioned, they should do so using a form which you can get from the Secretary of State at:

**Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN  
(Tel: 0303 444 00 00)**

**or online at [www.planningportal.gov.uk/planning/appeals](http://www.planningportal.gov.uk/planning/appeals)**

3. Please note, only the applicant possesses the Right of Appeal.



SCALE BAR 1:2500  
 50m 0 50m 100m 150m 200m 250m

NYMNP  
 05/05/2022



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 W : www.ianpickassociates.co.uk

CLIENT  
 W Foster  
 Stag Hill Farm  
 Scalby  
 Scarborough  
 YO13 0DN

JOB TITLE  
 Certificate

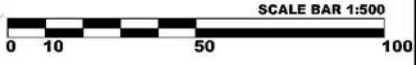
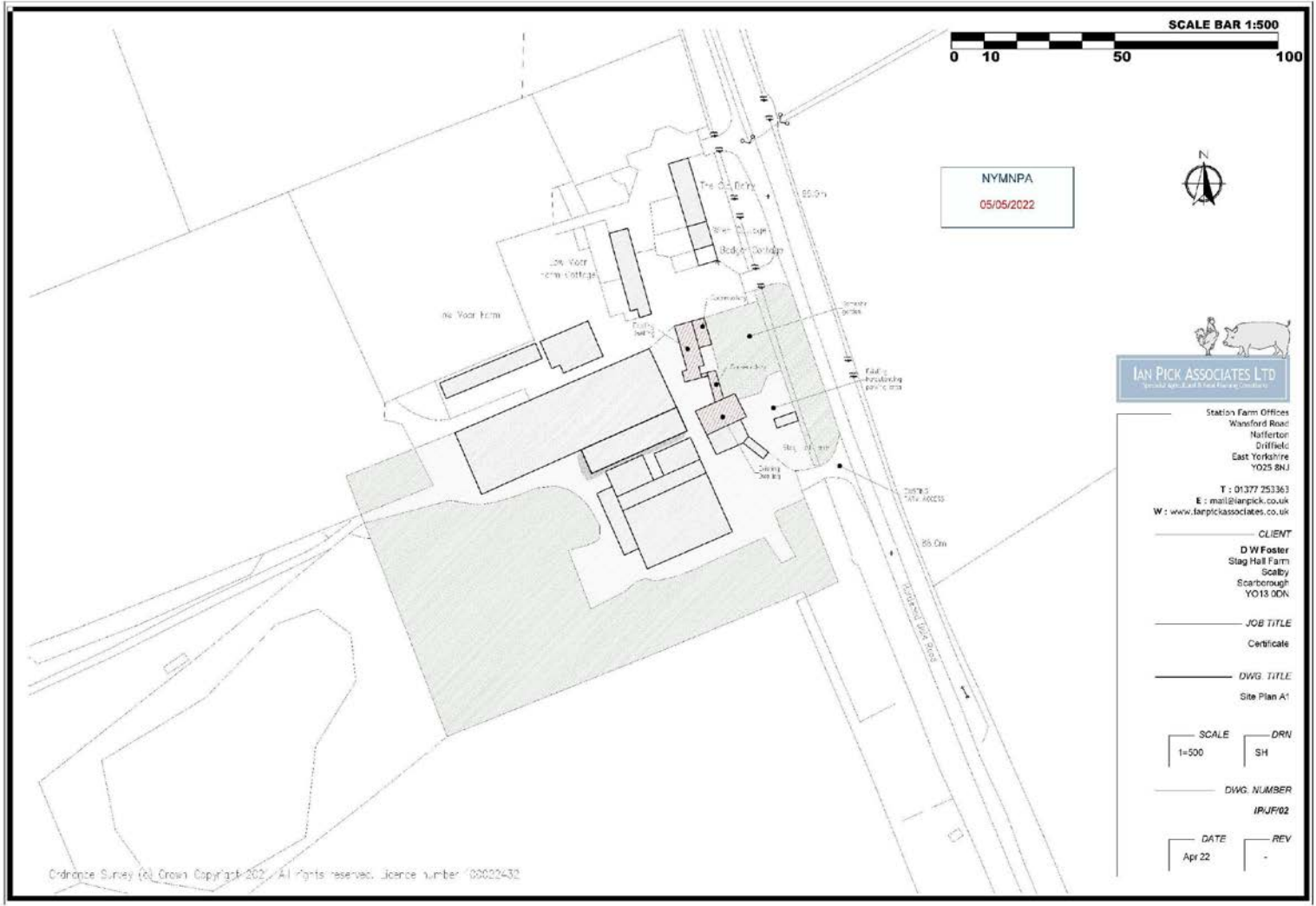
DWG. TITLE  
 Location Plan A3

SCALE 1:2500  
 DRW SH

DWG NUMBER  
 #PUP/01

DATE Apr 22  
 REV -

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NYMNPA  
05/05/2022



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JOB TITLE  
Certificate  
DWG TITLE  
Site Plan A1

SCALE 1:500      DRN SH

DWG. NUMBER  
IPJF/02

DATE Apr 22      REV -

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