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North York Moor National Park Authority
The Old Vicarage
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16th May 2023

Dear Sir/Madam

Ref NYM/2023/0248

Thank you for your letter dated 12th May 2023.

As I am seeking approval of this development under the Local Plan 2020 Policy UE2 I request an amendment of the description of the development to **“Timber clad cabin for use as holiday accommodation (retrospective)”**. This correctly clarifies the nature of the development and its use.

I am part of a multigeneration family of farmers who have farmed in the immediate locality for 75 years and continue to do so. I was born at a neighbouring farm and raised my children in my current home where I now live alone. The increased costs associated with living in a rural property/community have substantially increased. The cabin has brought the much-needed additional income that is required to enable me to continue to live here and remain close to my family, my son and my grandchildren.

Planning approval was originally granted for a timber garage and stables under NYM/2022/0115. The cabin has been constructed of the same materials granted by that approval. The footprint of the current application is significantly smaller than that granted by NYM/2022/0115. As such, the visual impact is considerably lower than the development that was originally approved. The cabin is well screened from neighbouring properties and public viewpoints. My immediate neighbours have submitted letters of support.

The Local Plan

The Local Plan page 21 para 1.17 states that several policies may apply to one proposal and that the cross-referencing of policies is only required where another policy is directly relevant.

Policy UE2

Policy UE2 deals specifically with small scale holiday accommodation including cabins and shepherds' huts. As detailed in my letter of 18th April, this application meets every requirement of Policy UE2.

Policy UE4

Policy UE4 was previously considered to be inappropriate and hence no earlier reference has been made to it. This is because Policy UE4 appears to refer to existing buildings which are of architectural or historic interest. However, attention is drawn to the fully approved applications NYM/2021/0882 & NYM/2022/0309 neither of which relate to buildings of architectural or historic interest. As these applications were approved by Delegated Authority with reference to Policy UE4, it also appears pertinent to this application. As with the planning applications detailed above, this development also fully meets requirements 2, 3 & 4 of Policy UE4.

I have successfully operated the cabin as short-term holiday accommodation since February 2023. There continues to be a good demand for high quality holiday accommodation such as this.

The Local Plan, Strategic Policy J seeks to support Tourism & Recreation. This application fully meets Policy UE2 and meets UE4 in the same manner as the approved application references NYM/2021/0882 & NYM/2022/0309.

In view of the above I hope that the Authority will now support this application.

Yours sincerely

Frances Lockey