

**Town and Country Planning Act 1990
North York Moors National Park Authority**

**Notice of Decision of Planning Authority on Application for
Permission to Carry out Development**

To: Ghyll Wood Developments Ltd
fao: Mr Graham Kemp
Beacholme
Covet Hill
Robin Hoods Bay
Whitby
YO224SN

The above named Authority being the Planning Authority for the purposes of your application validated 30 November 2023, in respect of proposed development for the purposes of **variation of conditions 2 (material amendment), and 4 of planning approval NYM/2021/0999/FL to allow enlargement of one window opening and installation of doors and to allow the sale of beach toys, equipment and seaside memorabilia** at **The Galley on the Quarterdeck, Covet Hill, Robin Hoods Bay** has considered your application and has **granted** permission for the proposed development subject to the following:

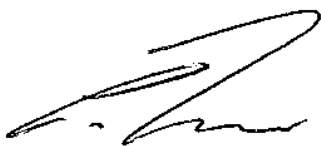
Condition(s):

1. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

| Document Description | Document No. | Date Received |
|-----------------------------|---------------------|----------------------|
| Proposed block plan | 3029-4 | 20/05/2022 |
| Proposed site layout | 3029-6 B 2 | 30/11/2023 |

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
2. The timber cladding, doors, window frames and roof materials of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
3. The building hereby approved shall only be used ancillary to the existing tea hut building to which it is attached and for no other purpose, in accordance with the conditions attached to planning permission reference NYM/2018/0558 and the revised list of hot food and drinks and non-food goods which can be sold, and equipment as follows:
 - Hot drinks
 - Soups
 - Hot Sandwiches
 - Toasted Panini
 - Toasted Sandwiches
 - American style Hot Dog
 - Pizza Slices
 - Warm freshly baked scones
 - Donuts machine, Waffle toaster, Crepe griddle
 - Small tabletop fryer not exceeding 8 Litres capacity

Continued/Condition 3



Mr C M France
Director of Planning

Date 09 February 2024

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Any cold food and cold drinks
Guide/local information books
beach toys and equipment
seaside memorabilia.

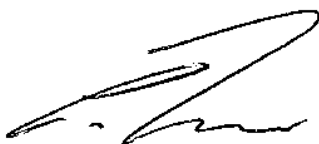
No beach toys shall be displayed outside the building other than in a container of maximum diameter of 80cm

4. The stone gabion baskets hereby approved shall match the existing gabion baskets, in terms of size and stone fill as the existing gabion baskets on site.
5. The planting of the stone gabions shall be in accordance with the planting scheme approved under NYM/2018/0713/CVC and shall be carried out no later than the first planting season following the completion of the development and shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason(s) for Condition(s)

1. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
2. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
3. In order to enable the Local Planning Authority to retain control over the scale and nature of the takeaway use of the tea hut and its setting which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) or the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), and to comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to enhance and conserve the special qualities of the NYM National Park and ensure that development does not have an adverse effect on the amenities of local residents, the local community and visitors.
4. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
5. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Continued/ Explanation of how the Authority
has Worked Positively with the Applicant/Agent



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Director of Planning

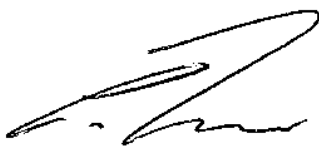
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Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.



Mr C M France
Director of Planning

Date 09 February 2024

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

Rights of Appeal

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to:
- refuse an application for planning permission or grant it subject to conditions;
 - refuse an application for any consent, agreement or approval required by a condition imposed on a grant of planning permission or grant it subject to conditions; or
 - refuse an application for any approval required under a development order

they may appeal to the Secretary of State of Department of Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice (12 weeks in the case of a minor commercial application). The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, the owner of the land may claim that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council of the county/district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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

Notes

- Please note, only the applicant possesses the right of appeal.
- No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed Development is situated; or of obtaining approval under any other Bye-Laws, local Acts, orders, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.
- In your own interests your attention is particularly drawn to the conditions under which approval has been given to your proposals. Failure to comply fully with the conditions could lead to enforcement action resulting in work already done being demolished or prosecution in Magistrates' Court.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.