

Policy justifications supporting the removal of Condition 2

Please take the following policies into consideration, when determining this planning application:

- Strategic Policy J: Tourism and recreation

- * The development has proved there is no unacceptable harm to the local landscape character
- * The quality and scale of the operation/business takes into account and reflects the sensitivity of the local landscape.
- * The business does not compromise the enjoyment of existing tourism and recreational facilities or public rights of way. The hut stands alone and provides a unique place to enjoy the landscape from.
- * The business has been going for some years now and feels part of the landscape. It has not led to unacceptable harm in terms of noise and activity to the immediate neighbourhood.

- Policy UE3 - Loss of existing Tourism and Recreation Facilities

- * If the condition tying the hut to the house was not in place, consent would be needed to remove it.
- * This Policy is based on the NYMNP accepting the importance that tourism and recreation to the economy.

- Strategic Policy K- The rural Economy.

- * The key objective is to protect employment opportunities and support business enterprises.
- * Encourage a sustainable and prosperous economy with businesses that are appropriate. The Galley on the Quarterdeck certainly is and has proved popular.
- * Policy K promotes protecting existing businesses, maintain and increase job opportunities etc.

- Policy BL8 - Shops, offices and Food & Drink Services.

- * This policy generally supports new retail development. It highlights that the loss of retail, if such a condition was not in place, would only be permitted if it was demonstrated robustly that the facility is no longer suitable.
- * Balance between provision for convenience services and retailing for tourism is noted. This development and the opening hours have managed to achieve this balance.