

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

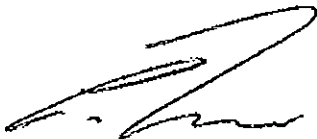
**Notice of Decision of Planning Authority on Application for  
Permission to Carry out Development**

To: FH, J, A & MA Eddon  
fao: Mr Mathew Eddon  
High House Farm  
Davids Lane  
Lockton  
Pickering  
North Yorkshire YO18 7NU

The above named Authority being the Planning Authority for the purposes of your application validated 04 March 2016, in respect of proposed development for the purposes of **variation of condition 5 of outline consent NYM/2006/0229/OU and condition 5 of reserved matters NYM/2007/0277/RM to allow the occupation of the annexe (within blue line) to include local occupancy letting at High House Farm Annexe, Davids Lane, Lockton** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

1. The occupation of the dwelling as approved under NYM/2007/0277/RM shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H Schedule 2, Part 2, Classes A to C and within Schedule 2 Part 14 Classes A to I of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
3. The occupation of the existing dwelling known as High House Farm shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person.

Continued/Condition(s)



Mr C M France  
Director of Planning

Date : 29 APR 2016

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2016/0114/FL

**Condition(s) (Continued)**

4. The occupation of the existing annexe accommodation attached to the original dwelling known as High House Farm shall from the date of the commencement of the development hereby permitted be limited to annexe accommodation, holiday accommodation, accommodation for an agricultural worker or for local occupancy letting. For the purpose of this permission annexe accommodation means that the accommodation shall remain ancillary to the use of the main dwelling known as High House Farm, shall form and remain part of the curtilage of this main dwelling as a single planning unit, and shall be used only for members of the occupier of the main dwelling. 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 and accommodation for an agricultural worker means that the occupation shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) or in forestry or a dependant of such a person residing with him or her, or a widow or widower of such a person.

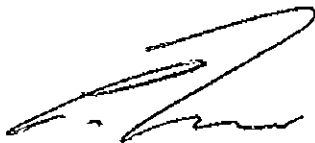
Local occupancy letting means the occupation of the annexe shall be limited to:

- i) a qualifying person; and
- ii) a wife or husband (or person living as such), licensee, dependant or sub-tenant of a qualifying person.

For the purpose of the above, a person is a qualifying person in relation to the dwelling if he/she has an interest in the dwelling (see Note A) and, immediately prior to occupying the dwelling, he/she satisfied the Local Planning Authority that he/she was in need of local needs housing in terms of the criteria set out in Core Policy J of the adopted North York Moors Local Development Framework, namely that he/she:

- a) is currently living in and has permanently resided in the National Park for five years or more and is living in accommodation that no longer meets their requirements or
- b) does not currently live in the National Park but has a strong and long standing link to the local community including a previous period of residence of five years or more or
- c) has an essential need to move to live close to relatives who are currently living in and have resided in the National Park for at least the previous five years or more and require support for reasons of age or infirmity or
- d) requires support for reasons of age or infirmity and need to move to live close to relatives who are currently living and have resided in the National Park for at least the previous five years or more or
- e) needs to live in the National Park as a result of current sole employment within that parish or adjacent parishes within the National Park.

Continued/Condition(s)



Mr C M France  
Director of Planning

Date ... 20 APR 2016 .....

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2016/0114/FL

**Condition 4 (Continued)**

Prior to the occupation of the development the qualifying person shall have obtained confirmation in writing from the Authority that they satisfy the local need criteria outlined in points a - e above.

Note A: For the purposes of the above, a person has an interest in the dwelling if he/she has a freehold or leasehold interest in the whole or any part of it, or is a secure tenant or statutory tenant within the meaning of the Housing Act 1985 or the Rent Act 1977.

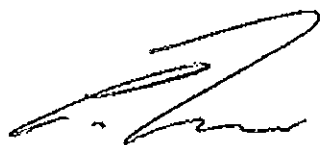
Note B: For the purposes of the above, resident within the National Park will include the whole of parishes split by the National Park boundary with the following exceptions; Allerston, Beadlam, Burniston, East Ayton, East Harlsey, Ebberston and Yedingham, Great Ayton, Great and Little Broughton, Great Busby, Guisborough, Ingleby Arncliffe, Irtton, Kirkby in Cleveland, Kirkbymoorside, Lockwood, Nawton, Newby, Pickering, Potto, Scalby, Snainton, Sutton under Whitestonecliffe, West Ayton.

5. Prior to any foundations being dug in connection with the development hereby permitted the existing static caravan on the site shall be permanently removed from the holding and no other caravan placed on the holding without prior written consent of the National Park Authority.
6. All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7. The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8. The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

**Reason(s) for Condition(s)**

1. In order to enable the Local Planning Authority to retain control over future changes of use to the property 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 adjoining occupiers.
2. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.

Continued/Reason(s) for Condition(s)



Mr C M France  
Director of Planning

Date .. 29 APR 2016 ..

Town and Country Planning Act 1990

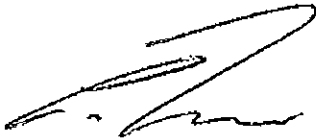
Continuation of Decision No. NYM/2016/0114/FL

**Reason(s) for Condition(s) (Continued)**

3. The site of the proposed dwelling is in an area where NYM Core Policy J and Planning Policy Statement 7, Annex A, seek to restrict all the dwellings on a farm to that which is essential to the needs of local agriculture to comply with the provisions of NYM Core Policy A.
4. The site of the proposed dwelling is in an area where Core Policy J of the Local Development Plan seeks to restrict new residential development to that which is essential to the needs of local agriculture and not allow the occupation of the accommodation as a separate independent dwelling. Holiday accommodation, annex accommodation or local occupancy letting accommodation has been permitted to ensure that a traditional rural building is conserved in line with Development Policy 8 of the Local Plan.
5. The Local Planning Authority do not consider there is any justification to retain the static caravan once the new dwelling is being constructed and to protect the amenity of the area and ensure compliance with Core Policy A of the North York Moors Local Plan.
- 6 - 8 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.

**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

29 APR 2016  
Date .....