

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: Mr Toby Taylor
c/o Bell Snoxell Building Consultants Ltd
c/o Mr Louis Stainthorpe
Mortar Pit Farm
Sneathonthorpe
Nr. Whitby
North Yorkshire
YO22 5JG

The above named Authority being the Planning Authority for the purposes of your application validated 08 July 2016, in respect of proposed development for the purposes of **change of use of land to form manege for hobby use at Zetland House, 17 Mill Lane, Iburndale, Sleights** has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

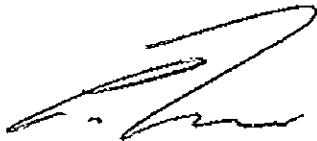
Document Description	Document No.	Date Received
E-mail from agent	LS/0077	25 August 2016
Location plan	0077 01	8 July 2016
Site plan and sections/levels	395 Sheet 2	8 July 2016
Manege section	395 Sheet 3	8 July 2016

- or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. There shall be no commercial use of the horse manege hereby permitted and it shall be used only for the horses kept for hobby/domestic purposes ancillary to the occupation of the property known as Zetland House and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
 4. No external lighting shall be installed in the development hereby permitted.

Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

Date ... **21 SEP 2016**

TOWN AND COUNTRY PLANNING ACT 1990

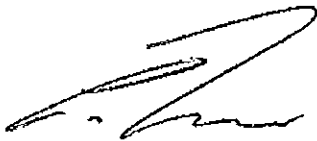
Continuation of Decision No. NYM/2016/0504/FL

Reasons for Conditions (Continued)

2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. In order to comply with NYM Development Policy 19 which seeks to ensure that proposals for horse related structures are well related to a domestic curtilage and to enable the Local Planning Authority to control any commercial use of the development which could give rise to conditions detrimental to the special qualities of the National Park and the residential amenities of adjoining occupiers which would be contrary to NYM Core Policy A.
4. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Mr C M France
Director of Planning

Date **21 SEP 2016**