

**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 Wallis Metals
c/o Mr Eric Matthew
Valley View
Underhill
Glaisdale
Whitby
YO21 2PF

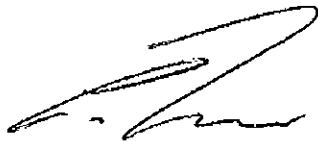
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The above named Authority being the Planning Authority for the purposes of your application validated 03 January 2017, in respect of **change of use of land to domestic together with erection of decking at land off Front Street, Grosmont** has considered your said application and has **refused** permission for the proposed development for the following reason:

The proposed scheme does not respect or enhance the character, special qualities and distinctiveness of the locality or the wider designated National Park landscape. If permitted, the development would be visually harmful and detract from the character and appearance of this transitional area between the open countryside and the rural settlement by reason of its domestic appearance, heavily engineered design and domestic recreational use. As such the proposal is contrary to the provisions of Core Policy A and Development Policy 3 of the NYM Core Strategy and Development Policy Documents which seek to resist the loss of open spaces which contribute to the amenity, character and setting of a settlement.

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 concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested



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20 FEB 2017

Mr C M France
Director of Planning

Date