

**North York Moors National Park Authority**

**Internal Memorandum**

To: Mr Chris France (Director of Planning)  
Mr Mark Hill (Head of Development Management)

From: Mrs H Saunders

File Ref: NYM/2018/0177/FL

Date: 13 July 2018

**Application for erection of timber tea hut serving hot and cold refreshments and construction of 1.4 metre high gabion basket retaining wall at land in front of Beacholme on Quarterdeck, Covet Hill, Robin Hoods Bay**

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

I enclose for your attention the file relating to the above planning application which was **Approved** by the Planning Committee on 21 June 2018, subject to **Approved with the decision delegated to the Director of Planning to clear conditions to tie the Tea Hut to the applicant's residential property, to specify what hot food can be sold and to require the submission of a construction method statement regarding the removal of spoil.**

3. RSU00 The tea hut hereby approved shall not be managed and controlled other than by the occupier (as their primary residence) of the adjacent dwelling known as Beacholme (Land Registry title NYK79184) and the application site shall not be sold or leased separately from Beacholme without a further grant of planning permission from the Local Planning Authority (with the proviso that the present ownership of the application site by Ghyllwood Developments Ltd is acceptable on the basis that the registered proprietor of Beacholme is also the controlling shareholder in Ghyllwood Developments Ltd). In the event that the tea hut is not managed and controlled by the occupier (as their primary residence) of Beacholme or is sold off separately or leased off separately from Beacholme (or the registered proprietor of Beacholme is no longer the controlling shareholder in the company owning the application site), the tea hut shall cease to operate and the tea hut structure be removed from the site within 12 months of the sale/lease separation (or company and/or share transfer) of the tea hut from the host property and the site should be fully restored to its former condition.
4. RSU00 The premises shall not be used other than as tea hut (selling only the foodstuffs listed below) and shall not be used for any other purpose (including any other purpose in Class A5 of the Schedule to 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 within Schedule 2, Part 3, Classes A-V of the