

**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**

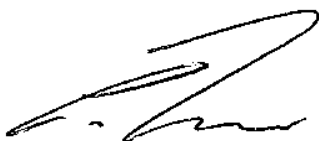
To Mr D Wilson  
c/o Cheryl Ward Planning  
5 Valley View  
Ampleforth  
York  
YO64 4DQ

The above named Authority being the Planning Authority for the purposes of your application validated 16 October 2018, in respect of **siting of 1 no. log cabin for holiday letting purposes with associated parking and alterations to access at The Piggery, Ugglebarnby** has considered your said application and has **refused** permission for the proposed development for the following reason:

1. The proposal would not be located within an area of woodland which would screen the development in the long term as required by the first criteria of Development Policy 16, and instead would occupy an open and elevated position above Ugglebarnby Lane where it would be prominent and highly visible in the landscape to the detriment of the character and appearance of the area. It would consolidate the existing sporadic development along Ugglebarnby Lane and result in a discernible encroachment of incongruous, built development into the open countryside where proposals for new tourism development are expected to make use of an existing building under Development Policy 14. Furthermore the proposal would not reflect or complement the local vernacular and instead would be an incongruous form of development that would harm to the National Park's special qualities contrary to Development Policy 3. The Local Planning Authority considers that there are no exceptional circumstances to set aside the adopted policies of our Core Strategy and Development Policies Document and allow this inappropriate development in the open countryside to the detriment of the special qualities of the National Park.

**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 identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.



Mr C M France  
Director of Planning

Date 11 December 2018

**Please Note your Rights of Appeal are attached to this Decision Notice**

## **Non - Householder Rights of Appeal**

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for non-householder development, they may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice (12 weeks in the case of a minor commercial application). The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, the owner of the land may claim that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council of the county/district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Note: If an aggrieved applicant wishes to exercise their right of appeal as above mentioned, they should do so using a form which you can get from the Secretary of State at:

**Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN**  
(Tel: 0303 444 00 00) or online at [www.planningportal.gov.uk/planning/appeals](http://www.planningportal.gov.uk/planning/appeals)

### **Notes**

1. Please note, only the applicant possesses the right of appeal.
2. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice.
3. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.