

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 Simon Jay
Yeoman Hall
Woodlands
Sleights
YO21 1RY

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The above named Authority being the Planning Authority for the purposes of your application validated 03 February 2017, in respect of proposed development for the purposes of **change of use from relaxation spa to 1 no. holiday letting cottage (no external alterations)** at **Yeoman Hall, Woodlands, Sleights**, has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

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

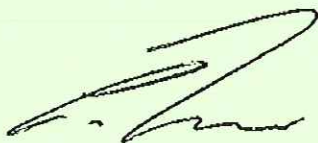
Document Description	Document No.	Date Received
Site Location and Site Arrangement	YH 17 PL-01	3 February 2017
Elevations	YH 17 PL-03	3 February 2017
Floor Plan	YH 17 PL-02	3 February 2017

 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- The dwelling unit hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for periods not exceeding a total of 28 days in any one calendar year.
- The holiday unit hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Yeoman Hall, Sleights and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.
- The number of letting bedrooms at Yeoman Hall hereby approved shall not exceed one. Any variation to this will need to be formally sought and applied for in writing from the Local Planning Authority.

Reasons for Conditions

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

Continued/Reasons for Conditions



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Mr C M France
Director of Planning

17 MAR 2017
Date

For the Rights of Appeal and Notes See Overleaf

Decision Approve

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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. The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Development Policy 8.
4. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policies B and J.
5. In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seek to conserve and enhance the special qualities of the NYM National Park.

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 confirm that the development is likely to maintain the economic, social and environmental conditions of the area.



Mr C M France
Director of Planning

17 MAR 2017
Date

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