

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 Simon Jay
C/o Journeyman Design Limited
Unity Centre
Bole Hill Road
Sheffield
South Yorkshire
S6 5DD

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The above named Authority being the Planning Authority for the purposes of your application registered 25 May 2010, in respect of proposed development for the purposes of **change of use and extension of existing garage block to form relaxation spa together with the construction of a side extension, replacement windows and installation of 2 bay windows to ground floor of main house at Yeoman Hall, Woodlands, Sleights** have considered your said application and have granted permission for the proposed development subject to the following condition(s):

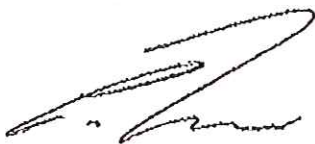
1. The operational development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The permission hereby granted is valid only for 2 years from the date of this permission and the use shall be discontinued and the site restored to its former condition before this consent expires.
3. The development hereby permitted shall not be carried out other than in accordance with the application plans as amended and as set out on the following drawings:

Plan Description	Drawing No	Date Received
Existing & proposed main house elevations-Rev A	YH PL-03	28 June 2010
Existing & proposed main house elevations-Rev A	YH PL-04	28 June 2010
Existing & proposed garage black floor plans-Rev A	YH PL-05	28 June 2010
Existing & proposed garage black floor plans-Rev A	YH PL-06	28 June 2010
Highway Statement	YH PL-09	28 June 2010
Existing & proposed site layouts & site location-Rev C	YH PL-01	14 July 2010

or in accordance with variation thereof that may be approved by the Local Planning Authority.

4. The outbuilding hereby permitted shall not be used other than as a relaxation spa or for any other purpose unless a separate grant of planning permission is required from the Local Planning Authority.

Continued/Conditions



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Mr C M France
Director of Planning

Date: 20 JUL 2010

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0381/FL

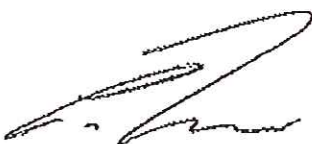
Conditions (Continued)

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5. The relaxation spa hereby permitted shall not be open to customers outside the hours of 10.00am to 19.30pm Mondays to Saturdays and shall not be open to customers on Sundays or Bank Holidays. Any variation to these hours will require a new grant of planning consent from the Local Planning Authority.
 6. The outbuilding hereby permitted shall remain incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
 7. All new stonework and roofing tiles used in the development hereby permitted shall match as closely as possible to those of the existing building, including the colour and texture of the stone and the method of coursing and pointing.
 8. All new window frames, glazing bars and external doors shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
 9. No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
 10. No work shall commence to clear the site in preparation for the development hereby permitted until protective fencing to form a Tree Protection Zone has been installed around each tree or tree group to be retained, unless otherwise agreed in writing with the Local Planning Authority. The fencing shall comprise a secure vertical and horizontal framework of scaffolding supporting chestnut paling or chain link fencing no less than 1.3 metres in height and shall be positioned at a distance from the trunk of no less than the canopy spread of the tree or half the height of the tree, whichever is the greater. No excavations for services, storage of materials or machinery, parking of vehicles, depositing or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as a Tree Protection Zone. The protective fencing around each Tree Protection Zone shall not be removed or repositioned for the full duration of the development hereby approved without the prior written consent of the Local Planning Authority.

Reasons for Conditions

- 1 & 2. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
3. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and Development Policy 3.

Continued/Reasons for Conditions



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Mr C M France
Director of Planning

Date: **20 JUL 2010**

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/03

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Reasons for Conditions (Continued)

- 4. In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (General Permitted Development Order) 1995 and to comply with the provisions of NYM Core Policy A and safeguard the amenities of adjacent occupiers.
- 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 seeks to safeguard public amenity.
- 6. In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line NYM Core Policy J and would be likely to adversely affect the amenities of existing and future occupiers of the site.
- 7. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
- 8 & 9. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
- 10. In order to comply with the provisions of NYM Core Policy C which seeks to ensure that trees, woodlands and hedgerows of landscape amenity, nature conservation or historical value are safeguarded.

Development Plan policies relevant to the decision

Local Development Framework -

- CPH – Rural Economy
- DP3 – Design
- DP10 – New Employment and Training Development
- DP19 – Householder Development

Reason for Approval

The cumulative impact of the extension and change of use of the garage to a relaxation spa is not considered to reduce the amenity space or increase activity levels in the immediate vicinity by an unreasonable amount. As such the development will respect the character and form of the host building in terms of scale, height, form, position and design and a small scale business venture on the edge of Sleights village is considered unlikely to detract from the immediate surroundings. The development therefore accords with Development Policies 19, 10 and 3 and Core Policy H of the NYM Local Development Framework. A temporary permission has been granted to permit the Local Planning Authority to re-assess the proposals following a trial period of operation.

Mr C M France
Director of Planning

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Date: 20 JUL 2010