

**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 John Simpson
Keasbeck Hill Farm
Harwood Dale
Scarborough
YO13 0DT

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The above named Authority being the Planning Authority for the purposes of your application validated 24 March 2017, in respect of proposed development for the purposes of **variation of condition 5 of planning approval NYM/2004/0414/FL to allow the accommodation to be used as a holiday let at Keasbeck Hill Farm, Harwood Dale**, has considered your said application and has **granted** permission for the proposed development subject to the following condition:

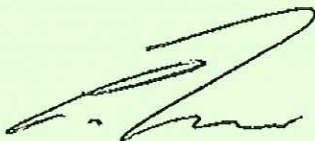
1. The accommodation hereby approved shall remain ancillary to the use of the main property known as Keasbeck Hill Farm and shall remain as part of the curtilage of this business as a single planning unit, used only by members of the family of the occupier of the main dwelling or for holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.

Reason for Condition

1. 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.

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.



Mr C M France
Director of Planning

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Date **11 9 MAY 2017**