

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 Mrs Belinda Little  
c/o Close, Granger, Gray and Wilkin  
28 Market Place  
Guisborough  
Cleveland  
TS14 6HF

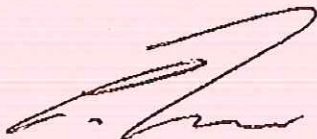
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The above named Authority being the Planning Authority for the purposes of your application validated 08 May 2017, in respect of **construction of 1 no. open market dwelling with existing access at Land adjacent to 4 Echo Hill, Sleights**, has considered your said application and has **refused** permission for the proposed development for the following reason:

1. The site is not considered to form a small infill gap within a continuously built up frontage in the main built up area of Sleights, and consequently constitutes housing development in the open countryside for which there is no proven essential need. If permitted the proposal would consolidate this pocket of sporadic development in the countryside and would give the locality a much more built up, urban appearance which would be harmful to the character and appearance of the landscape of this part of the National Park. As such the proposal is contrary to Core Policies A and J of the Core Strategy and Development Policies Document and the National Planning Policy Framework which seek to confine new housing development to the main built up areas of the settlements of the National Park and restrict new housing in the open countryside unless there are special circumstances. No such circumstances exist in this case.

**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 concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.



Mr C M France  
Director of Planning

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Date **03 JUL 2017**